

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee **Date:** 12 August 2015  
East

**Place:** Council Chamber, Civic Offices, **Time:** 7.30 - 9.15 pm  
High Street, Epping

**Members Present:** S Jones (Chairman), P Keska (Vice-Chairman), N Avey, N Bedford, A Boyce, H Brady, W Breare-Hall, T Church, A Grigg, R Morgan, B Rolfe, D Stallan, B Surtees, G Waller, C Whitbread, J H Whitehouse and J M Whitehouse

**Other Councillors:**

**Apologies:** Councillors M McEwen and J Philip

**Officers Present:** S Solon (Principal Planning Officer), R Perrin (Democratic Services Officer) and G J Woodhall (Senior Democratic Services Officer)

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### **15. 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.

### **16. 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.

### **17. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 15 July 2015 be taken as read and signed by the Chairman as a correct record subject to the following change:

Councillor Stallan did not declare an interest in EPF/0864/15 – The Railway Hotel, Station Road, Sheering.

### **18. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors N Avey and T Church declared a non-pecuniary interest in the following item of the agenda by

virtue of being a member of Epping 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/1324/15 – 3 Bury Road, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor T Church declared a non-pecuniary interest in the following item of the agenda, by virtue of knowing one of the objectors. 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/0933/15 – 6A Palmers Hill, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a non-pecuniary interest in the following items of the agenda by virtue of an objector being customers of his. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1008/15 – Saint Clements, Vicarage Lane West, North Weald; and
- EPF/1440/15 – Rear of 21 Princes Close, North Weald.

(d) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of both applicant and objector being known to him. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1324/15 – 3 Bury Road, Epping

(e) Pursuant to the Council's Code of Member Conduct, Councillor N Bedford declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the applicant. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1324/15 – 3 Bury Road, Epping

(f) Pursuant to the Council's Code of Member Conduct, Councillor J M Whitehouse declared a non-pecuniary interest in the following item of the agenda by virtue of being a member of the Town Council that owns and manages the land adjacent to this site. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0933/15 – 6A Palmers Hill, Epping.

## 19. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

**20. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 – 6 be determined as set out in the schedule attached to these minutes.

**CHAIRMAN**

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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0933/15
<b>SITE ADDRESS:</b>	6A Palmers Hill Epping Essex CM16 6SG
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed conversion of existing garage to granny annexe with raising of roof and facade alteration.
<b>DECISION:</b>	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=575313](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=575313)

**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 No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 3 No commercial activity shall take place at the site other than to a level which would remain ancillary to the residential use unless otherwise agreed by the Local Plan Authority.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1008/15
<b>SITE ADDRESS:</b>	Saint Clements Vicarage Lane West North Weald Essex CM16 6AL
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of timber framed office/workshop/store, summerhouse, poolhouse and pool
<b>DECISION:</b>	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=575596](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=575596)

**Reasons for Refusal**

- 1 By reason of their cumulative volume, together with their height and massing, the proposed outbuildings would result in a disproportionate enlargement of the built form within the curtilage of Saint Clements. The proposal is therefore inappropriate development in the Green Belt and would also cause significant harm to the openness of the Green Belt. Accordingly, the proposal is contrary to Local Plan and Alterations policies GB2A and GB7A, which are consistent with the National Planning Policy Framework.

**Way Forward**

Members considered their objections may be overcome by an alternative proposal for fewer and smaller outbuildings.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1130/15
<b>SITE ADDRESS:</b>	26 Fyfield Road Ongar Essex CM5 0AJ
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Shelley
<b>DESCRIPTION OF PROPOSAL:</b>	Application for variation of condition 2 'opening hours' on planning application EPF/2190/12 to allow the premises to operate between the hours of 11am and 9pm Monday to Saturday (Closed on Sundays & Bank Holidays).
<b>DECISION:</b>	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=575935](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=575935)

**CONDITIONS**

- 1 The unit shall not be open to customers outside the hours of 11:00am - 9:00pm Monday to Saturday and shall be closed on Sundays and Bank Holidays.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1324/15
<b>SITE ADDRESS:</b>	3 Bury Road Epping Essex CM16 5ET
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey extension over existing building, ground floor extension (porch) and internal alterations. (Revised application)
<b>DECISION:</b>	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=576648](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=576648)

**Reasons for Refusal**

- 1 By reason of its height, bulk and siting in close proximity to the rear elevation of 24a Lower Bury Lane, the proposed development would appear excessively overbearing when seen from rear elevation rooms and the rear garden of 24a Lower Bury Lane. It would also cause an excessive loss of light to 24a Lower Bury Lane. The proposal would therefore cause very significant harm to the living conditions of 24a Lower Bury Lane, which cannot be mitigated by planning conditions. Accordingly the proposal is contrary to Local Plan and Alterations policy DBE9, which is consistent with the National Planning Policy Framework.

**Way Forward**

Members considered a revised proposal of significantly reduced scale that was sensitive to the living conditions of 24A Lower Bury Lane may overcome their objections.



**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1328/15
<b>SITE ADDRESS:</b>	Esperanza Nursery Stapleford Road Stapleford Abbots Essex RM4 1EJ
<b>PARISH:</b>	Stapleford Abbots
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Outline application to demolish all buildings, clear site and erect 3 chalet bungalows. (Access and layout to be determined).
<b>DECISION:</b>	Withdrawn from Agenda

**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=576655](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=576655)

This item was withdrawn from the agenda following a High Court judgement with significant planning policy consequences in order to allow for discussion of the new policy position with the applicant and an appropriate reappraisal of the proposed following such discussion.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1440/15
<b>SITE ADDRESS:</b>	Rear of 21 Princes Close North Weald Essex CM16 6EN
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of single storey dwelling.
<b>DECISION:</b>	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=576976](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=576976)

Members decided to defer making a decision on this application in order that the sub-committee can inspect the application site. Members also wished to view the site from 18, 19 and 22 Cunningham Rise and from 22 Princes Close if they were permitted to do so by the owners/occupiers of those properties.