

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 23 July 2014
East

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.16 pm
High Street, Epping

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

Other Councillors:

Apologies: P Gode, Mrs M McEwen, B Rolfe and Mrs J H Whitehouse

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

9. 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.

10. 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.

11. MINUTES

RESOLVED:

That the minutes of the meeting held on 18 June 2014 be taken as read and signed by the Chairman as a correct record.

12. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor T Church declared a personal non pecuniary interest in the following item of the agenda by virtue of the being acquainted with the applicant. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the application:

- EPF/1173/14 – 175 High Street, Epping, Essex.

13. ANY OTHER BUSINESS

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

14. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 7 be determined as set out in the schedule attached to these minutes.

15. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1269/12
SITE ADDRESS:	1 Little Colemans Romford Road Stanford Rivers Ongar Essex CM5 9PQ
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Change of use of annexe to separate dwelling house with garden. (Revised application)
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=538943

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 Additional drawings that show proposed new windows, doors, rooflights and railings shall be submitted to and approved by the Local Planning Authority prior to their installation, within one year of either the separation (by reason of the erection of the boundary treatment) of the annexe from the house, or the first occupation of the new dwelling, unless agreed in writing with the Local Planning Authority.
- 3 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no extensions or outbuildings generally permitted by virtue of Schedule 2, Part 1, Classes A, B or E shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 The entire frontage of the site outlined in red shall be maintained clear of any obstruction up to a height of 2 metres, within the visibility splay 2.4 metres back from the carriageway edge.
- 5 Prior to the first use of the building as a separate dwelling the garage, parking and turning areas shown on the approved plan shall be provided. These facilities shall be maintained free of obstruction thereafter for the parking and turning of vehicles of residents and visitors to the site.

Report Item No: 2

APPLICATION No:	EPF/0670/14
SITE ADDRESS:	Oak Hill Farm Coppice Row Theydon Bois Epping Essex CM16 7DR
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Proposed replacement perimeter fence. (Revised application) - 1.8 m high chain-link fence.
DECISION:	Referred to District Development Control Committee

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=561515

Members voted to refuse the application due to adverse impact on the character and amenity of the area from the height of the proposed fencing and the introduction of non native planting in connection with the development.

However subsequent to that decision 4 members of the committee stood to exercise their right to refer the matter up to the District Development Control Committee for decision.

Report Item No: 3

APPLICATION No:	EPF/0879/14
SITE ADDRESS:	11 Tower Road Epping Essex CM16 5EL
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Two storey rear extension.
DECISION:	Refused

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=562318

Members considered the proposed extension, but having visited the site and the neighbouring properties, were concerned that the depth and bulk and massing of the proposed extension would be overbearing and lead to an excessive harm to the amenity of occupants of both number 13 Tower Road and number 9 Tower Road. Number 13 is on lower ground and will have a large gable wall of considerable height and incorporating windows, only a short distance away, from their side boundary and rear patio area. and although number 9 has a wide garden area, some of which will not be directly impacted, at present the garden area close to the boundary with number 11 is clearly used as a patio and seating area and this would be significantly adversely impacted by the 4 metre, 2 storey gable ended extension proposed at number 11.

Members were asked whether there was a possible way forward and after some discussion suggested that a smaller extension (less deep) incorporating a hipped roof to reduce the bulk and massing may be less overbearing or alternatively a reduction to a single storey addition only, would be more acceptable.

REASON FOR REFUSAL

1. The proposed 4 metre deep gable ended extension due to its bulk and massing and position in relation to the adjacent properties number 9 and number 13 would have an unacceptably overbearing impact on the side and rear gardens of those properties and on the outlook from number 13, causing excessive harm to the residential amenities of occupants of those properties contrary to policyDBE9 of the adopted Local Plan and Alterations

Report Item No: 4

APPLICATION No:	EPF/0934/14
SITE ADDRESS:	66 Bower Hill Epping Essex CM16 7AW
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Proposed dwelling to rear of 66 Bower Hill, Epping.
DECISION:	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=562476

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 construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing. The development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the development hereby approved, the proposed window opening(s) on the first floor of the western flank elevation shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
- 4 No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.
- 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 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 an 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.

- 7 No development, including works of demolition or site clearance, shall take place until foundation details have been submitted to the Local Planning Authority and approved in writing. These shall consist of piles and an above ground beam design. 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.
- 8 No development, including works of demolition or site clearance, shall take place until driveway details have been submitted to the Local Planning Authority and approved in writing. These shall consist of an above ground, no dig construction with a porous finish and included an Arboricultural supervision timetable. 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.
- 9 No services shall be installed within the root protection area of the Monterey Cypress unless the Local Planning Authority gives its prior written approval.
- 10 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 11 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.
- 12 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site.

Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the Local Planning Authority contacted and a scheme to investigate the risks and / or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the Local Planning Authority prior to the recommencement of development works.

Following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.

- 13 No development shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.
- 14 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/1052/14
SITE ADDRESS:	17 Emberson Way North Weald Epping Essex CM16 6DL
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Two storey extension to rear of property together with first floor extension built over existing garage to side (Revised application to EPF/0431/14)
DECISION:	Refused

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=563010

It was pointed out that there was an error in the report and that under summary of representations the reference to Nazeing Parish Council should instead read North Weald Parish Council.

Members considered the proposal but considered that the existing rhythm and pattern of the development in Emberson way with its linked detached properties with a regular single gable roof form at two storey level was an important feature of the road and that the introduction of the first floor side addition with the side facing gable would be an alien and bulky feature that would detract from the character and amenity of the area. In addition it was considered that the size and depth of the rear and side addition, only a metre away from the boundary with number 13 Emberson way would lead to an unacceptable loss of light to, in particular, the ground floor kitchen window of that property, and that as such the proposal was unacceptable.

Members were asked whether there was a way forward, but they considered that there was no scope for any side extension, as this would inevitably disrupt the regular and attractive street scene and that as such they could not suggest a logical way forward beyond what could be achieved under permitted development.

REASON FOR REFUSAL

1. The proposed first floor side addition would introduce a roof form alien to the established street scene and harmful to the existing regular and attractive street scene and roofscape of Emberson Way and would reduce the openness between buildings which is a feature of the area. The development is therefore contrary to policies CP2 and DBE10 of the adopted Local Plan and Alterations.
2. The proposed rear and side extension due to its height and depth and proximity to the boundary of number 15 Emberson Way would result in an unacceptable loss of light to the

windows in that property causing excessive harm to residential amenity contrary to policy DBE 9 of the adopted Local Plan and Alterations.

Report Item No: 6

APPLICATION No:	EPF/1173/14
SITE ADDRESS:	175 High Street Epping Essex CM16 4BL
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Variation of condition 2 of planning permission EPF/1256/06 (Change of use from hairdressing salon to mixed use as coffee shop/wine bar/ hairdressing salon) to enable the consent to inure for persons other than Mr R Bell.
DECISION:	Grant Permission

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=563593

CONDITIONS

NONE

Report Item No: 7

APPLICATION No:	EPF/1211/14
SITE ADDRESS:	Top View Farm Curtis Mill Lane Navestock Romford Essex RM4 1HS
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Use of land for stationing of mobile home for agricultural workers dwelling (retrospective)
DECISION	Grant Permission (With Conditions)

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=563731

CONDITIONS

- 1 The use hereby permitted shall inure for a temporary period of 3 years from the date of this decision and the mobile home and any associated residential paraphernalia shall be removed from the site on or before that date.
- 2 The occupation of the mobile home hereby approved shall be limited to a person solely or mainly working, in agriculture, at Top View Farm and to any resident dependants.