

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

**Committee:** Area Planning Sub-Committee **Date:** 21 January 2015  
East

**Place:** Council Chamber, Civic Offices, **Time:** 7.30 - 9.35 pm  
High Street, Epping

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

**Other Councillors:**

**Apologies:** W Breare-Hall, P Gode, R Morgan and B Rolfe

**Officers Present:** J Godden (Planning Officer), J Leither (Democratic Services Assistant) and P Seager (Chairman's Secretary)

### **59. 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.

### **60. 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.

### **61. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 10 December 2014 which had been adjourned after item 10 and continued on the 5 January 2015 from item 11, be taken as read and signed by the Chairman as a correct record.

### **62. 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 being knowing to the applicant. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2670/14 Former Carpenters Arms, High Road, Thornwood, North Weald.

**63. ANY OTHER BUSINESS**

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

**64. DEVELOPMENT CONTROL**

**RESOLVED:**

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

**65. PROBITY IN PLANNING**

The Sub-Committee received a report regarding Probity in Planning – Appeal Decisions for the period 1 April 2014 to 30 September 2014.

It was noted that over the six-month period between 1 April 2014 and 30 September 2014, the Council received 36 decisions on appeals (29 of which were planning related appeals and 7 enforcement related).

KPI 54 and 55 measure planning application decisions and out of a total of 29, 10 were allowed (34.5%). Broken down further, KPI 54 performance was 4 out of 18 allowed (22.2%) and KPI 55 performance was 6 out of 11 (54.6%).

Out of the planning appeals that arose from decisions of the committees to refuse contrary to the recommendations put to them by officers during the 6 month period, the Council was not successful in sustaining the committee's objection in the following case from this sub-committee – EPF/1521/13, the Green Man Public House, Broomstick Hall Road, Waltham Abbey.

Members advised that although they sometimes went against Officers recommendations it was very satisfying when the Inspector agreed with them.

**RESOLVED:**

That the report regarding Probity in Planning Appeal Decisions 1 April to 30 September 2014 be noted.

**CHAIRMAN**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2197/14
<b>SITE ADDRESS:</b>	86 The Plain Epping Essex CM16 6TW
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	To construct a front two storey and loft extension (Revised application to EPF/0366/14)
<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=568252](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=568252)

**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 stated in Section 11 of the application form submitted with this proposal, unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2286/14
<b>SITE ADDRESS:</b>	14 Stanley Place Ongar Essex CM5 9SU
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension.
<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=568714](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=568714)

**CONDITIONS**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2372/14
<b>SITE ADDRESS:</b>	214-216 High Street Epping Essex CM16 4AQ
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Extend retail shop at ground floor and basement to be retail use. Part conversion of ground floor shop to residential flats, conversion of first floor offices and store to flats and erection of a two storey side/rear extension to provide additional accommodation (total six flats).
<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=569213](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=569213)

**REASONS FOR REFUSAL**

- 1 The proposed scheme would result in the loss of a large retail unit in the town centre in terms of floor space removed. Whilst a smaller retail unit will remain, this reduction in retail floor space, and the creation of two residential flats at ground level, would result in unacceptable harm to vitality and viability of the town centre due to the loss of the large unit which would be contrary to policies in the National Planning Policy Framework and policies TC3 & TC4 of the adopted Local Plan and Alterations.
- 2 The proposed development, by reason of its lack of parking and restricted vehicular access, has no off-street parking provision for customers and delivery vehicles and fails to provide any space for the safe manoeuvring of goods vehicles making deliveries to the store, or the residential flats. Accordingly, it is contrary to policies DBE6(i) and ST6 of the adopted Local Plan and Alterations and the policies of the National Planning Policy Framework

**WAY FORWARD:**

Members felt that a possible way forward was to provide a more viable retail unit in terms of floor space and more appropriate vehicle servicing arrangements.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2612/14
<b>SITE ADDRESS:</b>	120 High Street Epping Essex CM16 4AG
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of existing upper storey A2 offices to three residential units.
<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=570590](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=570590)

**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 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 1B and MWSC-EHS-01
- 3 The external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- 4 The refuse storage area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained for the use of refuse storage thereafter, unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2640/14
<b>SITE ADDRESS:</b>	Land to the rear of Triptons Oak Hill Road Stapleford Abbots Essex RM4 1JJ
<b>PARISH:</b>	Stapleford Abbots
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing buildings, erection of two bungalows
<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=570732](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=570732)

Members deferred this item in order that a site visit could take place. They also requested that details of the enforcement history of the site are included in the officers report and the site visit photographs are included in the next presentation to the Committee.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2670/14
<b>SITE ADDRESS:</b>	Former Carpenters Arms High Road Thornwood North Weald Essex CM16 6LS
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of Restaurant. Erection of 3 town houses and 2 detached houses. Resubmission following withdrawn application EPF/1810/14.
<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=570910](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=570910)

This item was deferred for a site visit and to give time for the objectors to be notified of the next committee date. Members also requested more information from the Highways Authority regarding Officers visits to the site and accidents statistics for the High Road.