

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

**Committee:** Area Planning Sub-Committee **Date:** 11 May 2016  
East

**Place:** Council Chamber, Civic Offices, **Time:** 7.30 - 8.32 pm  
High Street, Epping

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

**Other Councillors:** H Whitbread

**Apologies:** H Brady and W Breare-Hall

**Officers Present:** J Shingler (Principal Planning Officer), J Leither (Democratic Services Officer) and R Perrin (Democratic Services Officer)

### **83. 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.

### **84. 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.

### **85. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 6 April 2016 be taken as read and signed by the Chairman as a correct record.

### **86. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor B Surtees declared a personal interest in the following item on the agenda by virtue of serving time on Ongar Town Council with the objector. The Councillor had determined that his interest was non pecuniary but would leave the meeting for the consideration of the application and voting thereon:

- EPF/0255/16 – 9 Glebe Road, Ongar..

(b) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following items on the agenda by virtue of knowing the applicants. The Councillor had determined that his interest was non pecuniary but would leave the meeting for the consideration of the applications and voting thereon:

- EPF/0119/16 – 16 Tower Road, Epping; and
- EPF/0531/16 – 5 Highfield Place, Epping.

**87. ANY OTHER BUSINESS**

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

**88. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 – 4 be determined as set out in the schedule attached to these minutes.

**CHAIRMAN**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0428/16
<b>SITE ADDRESS:</b>	16 Kendal Avenue Epping Essex CM16 4PN
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/45/91 T6, T7, T8 3x Cypress: Fell and replace with agreed replacement species. T5 Indian Bean Tree: Raise crown by 1.5 m. T9 Oak: Thin the crown, as specified.
<b>DECISION:</b>	Split Decision: Grant Permission (with conditions): T7, T8. Lawson's Cypress – Fell. T5 Indian Bean Tree – Crown Lift by 1.5m, as specified. T9 Oak –Crown thin, as specified. Refuse Permission: T6 Lawson's cypress - Fell

**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=582656](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582656)

**CONDITIONS**

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
- 2 The crown thinning to T9.Oak authorised by this consent shall consist only of the removal of minor branches under 75mm in diameter at a rate of one branch in 8 to maintain a natural appearance. It shall result in no reduction of height or spread of the crown.
- 3 The crown lifting authorised by this consent shall extend only to the whole or partial removal of branches necessary to give 3.5 metres clearance above ground level.
- 4 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998:2010 (Tree work - recommendations) (or with any replacement Standard).
- 5 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 6 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the

date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree 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 The works hereby authorised shall be undertaken only within the periods indicated 1st January to 1st March inclusive and 1st July to 1st September inclusive.

## **REASON FOR REFUSAL**

- 1 Although it is recognised that T6 Lawson's cypress is a dominant feature this is not sufficient to justify the loss of its visual and other amenity. The loss of the tree's existing and potential visual amenity is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0119/16
<b>SITE ADDRESS:</b>	16 Tower Road Epping Essex CM16 5EL
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of 2 bedroom bungalow into 5 bedroom house incorporating single storey rear extension.
<b>DECISION:</b>	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=581964](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=581964)

Members voted to grant consent but four members stood to exercise the right to refer the matter to the District Development Management Committee.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0255/16
<b>SITE ADDRESS:</b>	9 Glebe Road Ongar Essex CM5 9HW
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey side and rear extensions incorporating new internal garage. Single storey front and rear extensions.
<b>DECISION:</b>	Deferred for a site visit

**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=582293](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582293)

Members decided to defer making a decision on this application in order for a site visit to take place.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0531/16
<b>SITE ADDRESS:</b>	5 Highfield Place Epping Essex CM16 4DB
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	(i) Erection of a two storey rear extension (ii) single storey rear extension (iii) loft conversion with 2 rear dormers and 2 rooflights to front (iv) first floor side extension (v) front porch and (vi) in and out access.
<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=582913](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=582913)

**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 Prior to first occupation of the development hereby approved, the proposed window openings in the southern flank elevations 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 details of 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.

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