

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee East **Date:** Wednesday, 10 July 2019

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.40 pm

Members Present: P Keska (Chairman), B Rolfe (Vice-Chairman), P Bolton, H Brady, L Burrows, C McCredie, J McIvor, J Philip, P Stalker, B Vaz, C Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: N Bedford, I Hadley, S Jones, M McEwen, R Morgan and H Whitbread

Officers Present: M Johnson (Implementation Team manager), A Hendry (Senior Democratic Services Officer) and R Perrin (Democratic Services Officer)

8. 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.

9. 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.

10. MINUTES

RESOLVED:

That the minutes of the meeting held on 12 June 2019 be taken as read and signed by the Chairman as a correct record.

11. DECLARATIONS OF INTEREST

1) Pursuant to the Council's Code of Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of being slightly acquainted with the applicant. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0500/19 – 40 Stonards Hill, Epping, Essex.

12. ANY OTHER BUSINESS

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

13. Epping Forest District Local Plan Submission Version - Planning Policy Briefing Note

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

14. DEVELOPMENT CONTROL

RESOLVED:

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

CHAIRMAN

Report Item No:1

APPLICATION No:	EPF/2964/18
SITE ADDRESS:	Land Adjacent Fyfield Hall Willingale Road Fyfield Ongar Essex CM5 0SA
PARISH:	Fyfield
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Replacement stables.
DECISION:	Refused

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=616793

REASONS FOR REFUSAL

The proposed development would cause harm to the openness of the Green Belt by reason of its design, scale and position and no case of very special circumstances have been advanced to outweigh the harm to the Green Belt from the proposal. Therefore the development is contrary to the guidance contained within the National Planning Policy Framework 2019, policies RST5 (i), GB2A and GB7A of the Adopted Local Plan (1998/2006), and policy DM4 of the Epping Forest Local Plan (Submission Version) 2017.

The replacement building would be materially larger than the one it would replace. Therefore the development is contrary to the guidance contained within the National Planning Policy Framework 2019, policies RST5 (i), GB2A and GB7A of the Adopted Local Plan (1998/2006), and policy DM4 of the Epping Forest Local Plan (Submission Version) 2017.

The proposed development, by reason of its design and arrangement would not be of an adequate size and layout to meet the welfare requirements of the number of horses intended to use them. The proposal is therefore contrary to policy RST5 (iv) of the Adopted Local Plan (1998/2006)

Report Item No:2

APPLICATION No:	EPF/3146/18
SITE ADDRESS:	McNair Kendal Avenue Epping Essex CM16 4PW
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Demolition of existing conservatory and side/rear garages involving the erection of a two storey front, side and rear extension and the erection of an annex building ancillary to the main use of the dwellinghouse.(Revision to EPF/2028/18)
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=617615

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: Existing Elevations. Existing Floorplans; Location Plan; Streetscene; 01; 1- Rev C; 2 Rev C; Tree Survey; Aborticultural Report; Site Plan; Ordnance Survey
- 3 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.
- 4 The proposed development shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 'McNair Kendal Avenue'
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, (or any other order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A-E of Part 1, of Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.

- 6 The rooflights in the northeast roofslope shall be entirely fitted with obscured glass with a minimum Level 3 obscurity 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.
- 7 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural report is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 8 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.

Report Item No:3

APPLICATION No:	EPF/0500/19
SITE ADDRESS:	40 Stonards Hill Epping Essex CM16 4QH
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Proposed demolition of existing garage/annexe, removal of swimming pool, hardstanding, numerous outbuildings and the erection of a detached two-and-a-half storey dwelling.
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=620938

Deferred for a Member site visit

Report Item No:4

APPLICATION No:	EPF/0670/19
SITE ADDRESS:	63 Cloverly Road Ongar Essex CM5 9BX
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Two storey side extension, single storey rear extension, first floor rear extension.
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=621716

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: 11, 10 A
- 3 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.
- 4 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 5 Prior to preliminary ground works taking place, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 6 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.
- 7 The proposed development shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 63 Cloverly Road, Ongar, CM5 9BX

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, (or any other order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class A, B and E of Part 1 of Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.
- 9 The proposed first floor window opening in the flank elevation adjacent to no. 61 Cloverly Road shall be entirely fitted with obscured glass with a minimum Level 3 obscuration 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.

Report Item No:5

APPLICATION No:	EPF/1055/19
SITE ADDRESS:	11 Kendal Avenue Epping Essex CM16 4PW
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	A new detached four bedroom house to the rear of the site, including a raised driveway with a detached garage (Revised application to EPF/3165/18)
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=623304

Deferred for a Member site visit

This page is intentionally left blank