

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee B **Date:** 22 June 2005

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 10.00 pm
Epping

Members Present: M Colling (Chairman), A Green (Vice-Chairman), R Glozier, Mrs A Grigg, Mrs S Perry, Mrs P K Rush, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: (none)

Apologies: S Metcalfe

Officers Present: B Land (Assistant Head of Planning and Economic Development) and G J Woodhall (Democratic Services Assistant)

1. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed 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.

2. MINUTES

RESOLVED:

That the minutes of the meeting held on 3 May 2005 be taken as read and signed by the Chairman as a correct record.

3. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors M Colling, A Green, Mrs S Perry and C Whitbread declared a personal interest in the following items of the agenda for the meeting, by virtue of the applicant being a member of the Epping Forest District Conservative Party, and that the Councillors concerned had accepted hospitality from the applicant. The Councillors had determined that their interest was prejudicial and would leave the meeting for the consideration of the applications and voting thereon:

- EPF/1943/04 – Thatched House Hotel, 236 High Street, Epping;
- LB/EPF/1994/04 – Thatched House Hotel, 236 High Street, Epping;
- EPF/2251/04 – Thatched House Hotel, 236 High Street, Epping; and
- LB/EPF/2252/04 – Thatched House Hotel, 236 High Street, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillors R Glozier, Mrs A Grigg and D Stallan declared a personal interest in the following items of the agenda for the meeting, by virtue of the applicant being a member of the Epping

Forest District Conservative Party. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1943/04 – Thatched House Hotel, 236 High Street, Epping;
- LB/EPF/1994/04 – Thatched House Hotel, 236 High Street, Epping;
- EPF/2251/04 – Thatched House Hotel, 236 High Street, Epping; and
- LB/EPF/2252/04 – Thatched House Hotel, 236 High Street, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Perry and C Whitbread declared a personal interest in the following items of the agenda for the meeting, by virtue of being a member of Epping Town Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/106/05 – 17 St Alban's Road, Coopersale, Epping;
- EPF/198/05 – Rear of 261 High Street, Epping;
- EPF/207/05 – Yeomans, Coopersale Street, Epping;
- LB/EPF/208/05 – Yeomans, Coopersale Street, Epping;
- EPF/294/05 – Belle Vue, High Road, Epping;
- EPF/319/05 – The Garden House, High Road, Epping;
- EPF/415/05 – 85 High Street, Epping;
- EPF/482/05 – The Old Rectory, Coopersale Common, Coopersale, Epping;
- EPF/581/05 – 1 Boundary Court, Bell Common, Epping;
- EPF/763/05 – 181 Theydon Grove, Epping; and
- EPF/782/05 – 134/136 High Street, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillor J M Whitehouse declared a personal interest in the following items of the agenda for the meeting, by virtue of being a member of Epping Town Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1943/04 – Thatched House Hotel, 236 High Street, Epping;
- LB/EPF/1994/04 – Thatched House Hotel, 236 High Street, Epping;
- EPF/2251/04 – Thatched House Hotel, 236 High Street, Epping;
- LB/EPF/2252/04 – Thatched House Hotel, 236 High Street, Epping;
- EPF/106/05 – 17 St Alban's Road, Coopersale, Epping;
- EPF/198/05 – Rear of 261 High Street, Epping;
- EPF/207/05 – Yeomans, Coopersale Street, Epping;
- LB/EPF/208/05 – Yeomans, Coopersale Street, Epping;
- EPF/294/05 – Belle Vue, High Road, Epping;
- EPF/319/05 – The Garden House, High Road, Epping;
- EPF/415/05 – 85 High Street, Epping;
- EPF/482/05 – The Old Rectory, Coopersale Common, Coopersale, Epping;
- EPF/581/05 – 1 Boundary Court, Bell Common, Epping;
- EPF/763/05 – 181 Theydon Grove, Epping; and
- EPF/782/05 – 134/136 High Street, Epping.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs S Perry declared a personal interest in the following item of the agenda for the meeting, by virtue of the applicant being known to the Councillor. The Councillor had determined

that her interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/294/05 – Belle Vue, High Road, Epping.

(f) Pursuant to the Council's Code of Member Conduct, Councillor Mrs S Perry declared a personal interest in the following item of the agenda for the meeting, by virtue of being a resident of Theydon Grove. The Councillor had determined that her interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/763/05 – 181 Theydon Grove, Epping.

(g) Pursuant to the Council's Code of Member Conduct, Councillor M Colling declared a personal interest in the following item of the agenda for the meeting, by virtue of the applicant being known to the Councillor. 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/782/05 – 134/136 High Street, Epping.

(h) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J H Whitehouse declared a personal interest in the following item of the agenda for the meeting, by virtue of being a member of the same church as the applicant. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/782/05 – 134/136 High Street, Epping.

(i) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following items of the agenda for the meeting, by virtue of being a member of North Weald Parish Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1562/04 – Kings Head Public House, 8 High Road, North Weald;
and
- EPF/1563/04 – Kings Head Garage, 6 High Road, North Weald.

(j) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following item of the agenda for the meeting, by virtue of her husband being a member of the Golf Club concerned. The Councillor had determined that her interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1996/04 – North Weald Golf Club, Rayley Lane, North Weald.

RESOLVED:

That, as a consequence of the above declarations, Councillor R Glozier would take the Chair for the determination of items 9(i), 9(ii), 9(iii) and 9(iv) of the agenda.

4. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

5. PROBITY IN PLANNING - PLANNING APPEAL DECISIONS, OCTOBER 2004 TO MARCH 2005

The Head of Planning Services presented the bi-annual Planning Appeals report and highlighted that there had been one appeal decision allowed by the Inspector following the Sub-Committee's decision to refuse permission, contrary to officer's recommendation. The Sub-Committee were further informed that the Council's performance for the period was below last year's exceptional performance but consistent with previous periods, and had exceeded the Best Value Performance Indicator as well as the national average.

RESOLVED:

That the Planning Appeal Decisions for the period October 2004 to March 2005 be noted.

6. PLANNING APPLICATION EPF/365/04 - QUEENS HEAD PUBLIC HOUSE, 87 HIGH ROAD, NORTH WEALD

The Head of Planning and Economic Development presented a report regarding planning application EPF/365/04 – Queens Head Public House, 87 High Road, North Weald – which had been considered at the meeting of the Sub-Committee held on 9 March 2005. The heading on the schedule for the meeting had described the development as the erection of ten residential units with associated access and parking, although the text of the report had referred to eleven dwellings and the plans displayed had shown eleven dwellings. The Sub-Committee had been informed at the meeting that the application was for eleven dwellings and granted permission for the development. Unfortunately, the incorrect heading was carried forward into the minutes, which were agreed as a correct record at the following meeting on 6 April 2005. Due to the need to enter into a legal agreement, the planning permission decision notice had not yet been issued and the Sub-Committee were requested to reaffirm their decision to grant planning permission for the erection of eleven dwellings.

RESOLVED:

That the minutes of the meeting held on 9 March 2005, approved and signed by the Chairman as a correct record at the following meeting on 6 April 2005, be amended to correct a subsequently discovered inaccuracy as follows:

- (a) That the description of the proposal in respect of item 11 (EPF/365/04 – Queens Head Public House, 87 High Road, North Weald) in the Annex to the minutes be amended to read "Erection of 11 residential units with associated access and parking".

7. CONFIRMATION OF TREE PRESERVATION ORDER EPF/31/04 - 66A BOWER HILL, EPPING

The Head of Planning and Economic Development presented a report regarding the confirmation of Tree Preservation Order EPF/31/04 at 66A Bower Hill, Epping. The Order had been made to protect two Yew trees and a Red Horse Chestnut tree, as a result of a threat to the trees from potential redevelopment of the site. These trees had been considered important landscape features and had provided a significant contribution to the greening and tree-lined character of the area.

An objection to the Order had been received from the owner of 66A Bower Hill, on the grounds that the tree: appeared to not be in good health; shed branches onto the pavement and road, which posed a risk to property and persons; stood on raised ground, which was unsightly, and prevented the erection of a boundary wall or fence.

In response to the objections, the Head of Planning and Economic Development stated that: the tree had a deformation typical of the species but was not in serious decline; the danger posed by shed branches could be reasonably managed by pruning; the raised ground on which the tree stood was not necessarily unsightly in view of its location upon a hill; a small wooden fence or a natural barrier in the form of a suitable hedge could be erected. The Council's Landscaping policy required that adequate provision be made for the retention of trees in such situations, and thus, confirmation of the Order had been sought from the Sub-Committee.

RESOLVED:

That Tree Preservation Order EPF/31/04 be confirmed.

8. DEVELOPMENT CONTROL

The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That the planning applications numbered 1-18 be determined as set out in the schedule attached to these minutes.

9. 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

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1. **APPLICATION NO:** EPF/1943/04 **PARISH** Epping

SITE ADDRESS:

Thatched House Hotel, 236 High Street, Epping

DESCRIPTION OF PROPOSAL:

Creation of loft bedrooms within existing and approved (LB/EPF/1019/04) roof space including new rooflights.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
 2. Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details including the rooflights hereby permitted.
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2. **APPLICATION NO:** LB/EPF/1944/04 **PARISH** Epping

SITE ADDRESS:

Thatched House Hotel, 236 High Street, Epping

DESCRIPTION OF PROPOSAL:

Grade II Listed Building application for creation of loft bedroom within existing and approved (LB/EPF/1019/04) roof space including new dormer windows.

REFUSED:

1. The proposed works would cause unacceptable harm to the character and interest of this Grade II listed building due to the size, number and siting of the roof lights and the effects of the internal works on the historic fabric of the building and are contrary to Policy HC10 of the adopted Local Plan and HC3 of the Replacement Structure Plan for Essex and Southend on Sea.
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3. **APPLICATION NO:** EPF/2251/04 **PARISH** Epping

SITE ADDRESS:

Thatched House Hotel, 236 High Street, Epping

DESCRIPTION OF PROPOSAL:

Proposed tourist information centre.

REFUSED:

1. The proposed side extension, because of its materials and design detracts from the appearance and character of the Epping Town Conservation Area, contrary to

policy HC6 of the Councils adopted Local Plan and HC2 of the adopted Essex and Southend on Sea Replacement Structure Plan.

4. **APPLICATION NO:** LB/EPF/2252/04 **PARISH** Epping

SITE ADDRESS:

Thatched House Hotel, 236 High Street, Epping

DESCRIPTION OF PROPOSAL:

Grade II Listed Building application for a proposed tourist information centre.

REFUSED:

1. The proposed side extension, by reason of its design, siting and materials detracts from the visual quality and character of this Grade II building of special architectural or historic interest. The proposal is at odds with policy HC10 of the adopted Local Plan and policy HC3 of the adopted Essex and Southend on Sea Replacement Structure Plan.
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5. **APPLICATION NO:** EPF/106/05 **PARISH** Epping

SITE ADDRESS:

17 St Albans Road, Coopersale, Epping

DESCRIPTION OF PROPOSAL:

Two storey side; and part two storey, part single storey rear extension.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
 2. Materials shall match existing.
 3. No further side windows without approval.
 4. Balcony not to be formed.
 5. The development shall be carried out in accordance with the amended plans received on 10 May 2005 unless otherwise agreed in writing with the Local Planning Authority.
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6. **APPLICATION NO:** EPF/198/05 **PARISH** Epping

SITE ADDRESS:

Rear of 261 High Street, Epping

DESCRIPTION OF PROPOSAL:

Erection of first floor extension with rooms in roof to provide 3 no. flats. (Revised application).

REFUSED:

1. The proposed development, by reason of its excessive bulk and mass, would be detrimental to the outlook of nearby residential properties and to the character of this part of Epping Conservation Area, contrary to policies DBE9 and HC6 and 7 of the adopted Local Plan.

7. **APPLICATION NO:** EPF/207/05 **PARISH** Epping

SITE ADDRESS:

Yeomans, Coopersale Street, Epping

DESCRIPTION OF PROPOSAL:

Upgrading of existing conservatory and erection of single storey rear extension.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials of construction to be agreed.
3. The new casement windows shall be symmetrical, flush meeting, with single glazing face puttied, constructed of timber with a painted finish.
4. The new retaining wall shall be constructed in English Bond, unless otherwise agreed with the Local Planning Authority.
5. All new gutters shall be cast iron finished black.

8. **APPLICATION NO:** LB/EPF/208/05 **PARISH** Epping

SITE ADDRESS:

Yeomans, Coopersale Street, Epping

DESCRIPTION OF PROPOSAL:

Grade II Listed Building application for the upgrading of existing conservatory and erection of single storey rear extension.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials of construction to be agreed.

3. The new casement windows shall be symmetrical, flush meeting, with single glazing face puttied, constructed of timber with a painted finish.
4. The new retaining wall shall be constructed in English Bond, unless otherwise agreed with the Local Planning Authority.
5. All new gutters shall be cast iron finished black.

9. **APPLICATION NO:** EPF/294/05 **PARISH** Epping

SITE ADDRESS:

Belle Vue, High Road, Epping

DESCRIPTION OF PROPOSAL:

Use of land for one parking space for use by occupants of Belle Vue Cottage, High Road, Epping (contrary to Condition 4 of EPF/282/04).

GRANTED SUBJECT TO:

1. Access to the parking area shall be served via the adjacent private road, with no direct access to the site via the B1393.

10. **APPLICATION NO:** EPF/319/05 **PARISH** Epping

SITE ADDRESS:

The Garden House, High Road, Epping

DESCRIPTION OF PROPOSAL:

Erection of detached single garage and bicycle store.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials shall match existing.
3. The development shall be carried out in accordance with the amended plans received on 11 April 2006 unless otherwise agreed in writing with the Local Planning Authority.

11. **APPLICATION NO:** EPF/415/05 **PARISH** Epping

SITE ADDRESS:

85 High Street, Epping

DESCRIPTION OF PROPOSAL:

Change of use of ground floor from A1 (Retail) to A3 (Restaurants and Cafés).

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. The use hereby permitted shall not be open to customers outside the hours of 7.00 to 18.00 on Monday to Saturday and not at all on Sundays or public holidays.
3. Prior to the first use of the premises for A3 details of equipment for the suppression and dispersal of fumes and/or smells produced by cooking and food preparation shall be submitted to and agreed by the Local Planning Authority. Such equipment shall be installed and thereafter maintained.

12. **APPLICATION NO:** EPF/482/05 **PARISH** Epping

SITE ADDRESS:

The Old Rectory, Coopersale Common, Coopersale, Epping

DESCRIPTION OF PROPOSAL:

Erection of 2.0m high close-boarded fence to side boundary.

REFUSED:

1. The stark, urban appearance of the fence is out of character with this Grade II listed building, detrimental to its setting, contrary to policy HC12 of the adopted Local Plan.
2. The fence, at a height of 2m along the rear garden boundaries of 5 adjacent properties, is an obtrusive feature, detrimental to the amenities of the occupiers of these properties contrary to policy DBE9 of the adopted Local Plan.

13. **APPLICATION NO:** EPF/581/05 **PARISH** Epping

SITE ADDRESS:

1 Boundary Court, Bell Common, Epping

DESCRIPTION OF PROPOSAL:

Erection of a side conservatory.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials of construction to be agreed.

14. **APPLICATION NO:** EPF/763/05 **PARISH** Epping

SITE ADDRESS:

181 Theydon Grove, Epping

DESCRIPTION OF PROPOSAL:

Single storey side extension.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
 2. Materials shall match existing.
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15. **APPLICATION NO:** EPF/782/05 **PARISH** Epping

SITE ADDRESS:

134 & 136 High Street, Epping

DESCRIPTION OF PROPOSAL:

Temporary change of use from A1 retail to non-retail for a period of tenure (18/4/05-17/04/06) for a one stop shop for young people; returning to A1 retail on 17/04/06.

The Committee were informed of the receipt of a letter from the occupiers of the offices above these premises, generally supportive but concerned about loud music.

GRANTED SUBJECT TO:

1. Within fourteen days of this approval details of means of noise control to limit the volume of any amplified sound emanating from the premises between 9.00 a.m. and 6.00 p.m. weekdays shall be submitted to the Local Planning Authority for agreement. The agreed scheme shall then be implemented and thereafter maintained for so long as the use continues.
 2. The premises shall be used for the purpose described in the application and for no other use and when this approved use ceases, the premises shall revert to A1 retail use only.
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16. **APPLICATION NO:** EPF/1562/04 **PARISH** North Weald

SITE ADDRESS:

Kings Head (PH), 8 High Road, North Weald

DESCRIPTION OF PROPOSAL:

Outline planning application for residential development and relocation of parking area for Kings Head Public House.

REFUSED:

1. The proposed residential development is within the Green Belt and would be inappropriate and harmful to the Green Belt contrary to Local Plan policy GB2, Structure Plan policy C2 and national guidance. Furthermore, the proposal is premature prior to a considered review of Green Belt boundaries despite indications that this land may be removed from the Green Belt in the future.
2. The proposed car park would result in disturbance to the occupiers of adjacent residential properties contrary to policy DBE9 and RP5 of the adopted Local Plan.
3. The proposed development is likely to adversely affect the setting of the public house, an attractive listed building, contrary to policies HC12 of the adopted Local Plan and HC3 of the adopted Structure Plan.

17. **APPLICATION NO:** EPF/1563/04 **PARISH** North Weald

SITE ADDRESS:

Kings Head Garage, 6 High Road, North Weald

DESCRIPTION OF PROPOSAL:

Redevelopment of garage to hotel block of 24 bedrooms with amended access and parking.

REFUSED:

1. The proposed development results in the loss of well-used local services contrary to the intentions to retain sustainable communities with a range of community services and facilities, and is thus contrary to policies CS1 and CS3 of the adopted Structure Plan 2001 and policies CP1, CP6 and CF12 of the Local Plan Alterations, First Deposit 2004.
2. The proposed hotel would be inappropriate within a largely residential neighbourhood, adversely affecting its character and thus contrary to policies RST31 and DBE2 of the adopted Local Plan.
3. The proposed development, involving the erection of a building of a bland, undistinguished design and in the loss of landscaping, would seriously adversely affect the setting of the Kings Head public house, an attractive Grade II listed building, contrary to policies HC12 of the adopted Local Plan and HC3 of the adopted Structure Plan.

18. **APPLICATION NO:** EPF/1996/04 **PARISH** North Weald

SITE ADDRESS:

North Weald Golf Club, Rayley Lane, North Weald

DESCRIPTION OF PROPOSAL:

Construction of additional golf course landscaping and formation of temporary accesses and haul roads to facilitate the works.

DEFERRED