

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

**Committee:** Area Plans Subcommittee B                      **Date:** 20 September 2006

**Place:** Council Chamber, Civic Offices,                      **Time:** 7.30 - 8.55 pm  
High Street, Epping

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

**Other Councillors:**

**Apologies:** J M Whitehouse

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

### **27. WEBCASTING**

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.

#### **RESOLVED:**

That the Council's Protocol for Webcasting of Council and Other Meetings be noted.

### **28. 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.

### **29. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 23 August 2006 be taken as read and signed by the Chairman as a correct record.

### **30. DECLARATIONS OF INTEREST**

(a) 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, 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 application and voting thereon:

- EPF/1069/06 – The Old Rectory, Coopersale Common, Epping;
- EPF/1070/06 – The Old Rectory, Coopersale Common, Epping;
- EPF/1086/06 - The Old Rectory, Coopersale Common, Epping;
- EPF/1256/06 – 175 High Street, Epping; and
- EPF/1467/06 – 17 Lynceley Grange, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following item of the agenda, 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 application and voting thereon:

- EPF/1430/06 – North Weald Airfield, Merlin Way, North Weald.

(c) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda, by virtue of being the Leisure and Young People Portfolio Holder with responsibility for the site. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1430/06 - North Weald Airfield, Merlin Way, North Weald.

### **31. ANY OTHER BUSINESS**

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

### **32. DEVELOPMENT CONTROL**

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

#### **RESOLVED:**

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

### **33. 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**

<b>APPLICATION No:</b>	EPF/1069/06
<b>SITE ADDRESS:</b>	The Old Rectory Coopersale Common Epping Essex CM16 7QT
<b>PARISH:</b>	Epping
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey rear extension.
<b>DECISION:</b>	<b>REFUSE</b>

**REASON:**

- 1 The site is located within the Metropolitan Green Belt. The proposed development is at odds with Government advice, the policies of the adopted Local Plan and Approved Essex Structure Plan, in that it does not constitute a reasonable extension to an existing dwelling. Thus this application is unacceptable, because the proposed extension by reason of its size, design and siting would harm the objectives of the Metropolitan Green Belt and is contrary to Policies GB2A and GB14A of the adopted Local Plan.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1070/06
<b>SITE ADDRESS:</b>	The Old Rectory Coopersale Common Epping Essex CM16 7QT
<b>PARISH:</b>	Epping
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for a single storey rear extension.
<b>DECISION:</b>	<b>GRANT</b>

**CONDITIONS:**

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Samples of the types and details of colours of all the external finishes shall be submitted for approval by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.
- 3 Additional drawings that show details of proposed new windows, doors, roof lights, eaves, verges, fascias, sills, structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 4 Details and colours of all external pipes, extracts, grilles, flues, lights and any alarm boxes or satellite dishes to be fixed to the fabric of the building shall be submitted to and approved by the LPA prior to starting work any work on site.
- 5 All new rainwater goods and soil and vent pipes shall be of black painted cast iron.
- 6 A sample plinth brickwork panel minimum 600 x 600mm shall be provided for agreement by the local planning authority reusing historic bricks and with a flush lime mortar joint. All further rebuilding of the plinth shall be carried out in accordance with the approved panel.
- 7 No vents, grilles or ducting shall be fixed to the fabric of the building without the prior written approval of the local planning authority.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1086/06
<b>SITE ADDRESS:</b>	The Old Rectory Coopersale Common Epping Essex CM16 7QT
<b>PARISH:</b>	Epping
<b>DESCRIPTION OF PROPOSAL:</b>	Extension to curtilage of residential garden.
<b>DECISION:</b>	<b>REFUSE</b>

**REASON:**

- 1 The site is within the Metropolitan Green Belt. The proposed development represents inappropriate development and is therefore at odds with Government advice, as expressed in PPG2, the policies of the adopted Local Plan and the Approved Essex Structure Plan in that it does not constitute a reasonable extension to an existing curtilage. Thus this application is unacceptable because the change of use, by reason of its size and use as domestic curtilage would significantly encroach into previously undeveloped Green Belt land, materially harming the open character of the landscape. This would be contrary to Policy C2 of the Essex and Southend on Sea Replacement Structure Plan and Policies GB2A and GB4 of the adopted Local Plan and Local Plan Alterations.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/1256/06
<b>SITE ADDRESS:</b>	175 High Street Epping Essex CM16 4BL
<b>PARISH:</b>	Epping
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from hairdressing salon to mixed use as coffee shop/wine bar/ hairdressing salon.
<b>DECISION:</b>	<b>GRANT</b>

**CONDITION:**

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 This permission is for a mixed use of A1 with A3 and A4 or A1 with A3 or A4 and shall inure solely for the benefit of the applicant, R. Bell, and for no other person or persons.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1467/06
<b>SITE ADDRESS:</b>	17 Lynceley Grange Epping Essex CM16 6RA
<b>PARISH:</b>	Epping
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey extensions to side and rear, detached garage and elevational changes. (Revised application)
<b>DECISION:</b>	<b>REFUSE</b>

**REASONS:**

- 1 The proposals represent overdevelopment of the site resulting in a building out of scale and character with the surrounding properties and thereby harmful to the amenities of the area, contrary to policies BE1 of the Replacement Structure Plan and DBE10 of the adopted Local Plan.
- 2 The proposals will result in undue overlooking of the adjacent properties contrary to policy DBE9 of the adopted Local Plan.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1430/06
<b>SITE ADDRESS:</b>	North Weald Airfield Merlin Way North Weald Epping Essex
<b>PARISH:</b>	North Weald
<b>DESCRIPTION OF PROPOSAL:</b>	Retention of two 150mm x 7m tubular steel CCTV masts one at main gate and one to west of Jet centre.
<b>DECISION:</b>	<b>GRANT</b>

**CONDITION:**

- 1 The CCTV masts hereby approved shall be removed if no longer required.



**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1367/06
<b>SITE ADDRESS:</b>	7 Forest Drive Theydon Bois Epping Essex CM16 7EX
<b>PARISH:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Loft conversion with front and rear dormer windows.
<b>DECISION:</b>	<b>GRANT</b>

**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 shall be carried out in accordance with the amended plans received on 25 July 2006 unless otherwise agreed in writing with the Local Planning Authority.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

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