

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 22 August 2007

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.10 pm
High Street, Epping

Members Present: M Colling (Chairman), Mrs M McEwen (Vice-Chairman), Mrs D Collins, R Frankel, Mrs A Grigg, Mrs H Harding, Ms J Hedges, D Jacobs, D Kelly, R Morgan, G Pritchard, B Rolfe, Mrs P K Rush, C Whitbread and Mrs J H Whitehouse

Other Councillors:

Apologies: P Gode, A Green, D Stallan and J M Whitehouse

Officers Present: A Sebbinger (Principal Planning Officer), M Jenkins (Democratic Services Assistant) and Z Folley (Democratic Services Assistant)

23. 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.

24. 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.

25. MINUTES

RESOLVED:

That the minutes of the meeting held on 25 July 2007 be taken as read and signed by the Chairman as a correct record.

26. DECLARATIONS OF INTEREST

(a) 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 determined that her interest was not prejudicial and that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1805/06 Last Compound, Woodside Trading Estate, Woodside, Thornwood, Epping

(b) Pursuant to the Council's Code of Member Conduct, Councillor P Pritchard declared a personal interest in the following item of the agenda, by virtue of owning a property which backed onto the site in question. The Councillor determined that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1245/07 46 Great Stony Park, High Street, Ongar

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Hedges declared a personal interest in the following items of the agenda, by virtue of being a member of Epping Town Council. The Councillor determined that her interest was not prejudicial and that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1255/07 46 Centre Avenue, Epping
- EPF/1256/07 Land at Fiddlers Hamlet, Epping
- EPF/1307/07 The Thatched House Hotel, High Street, Epping

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs K Rush declared a personal interest in the following item of the agenda, by virtue of being a friend of the objector. The Councillor determined that her interest was prejudicial and that she would leave the meeting for the consideration of the application and voting thereon:

- EPF/1415/07 Wedgewood, Sidney Road, Theydon Bois, Epping

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Whitehouse declared a personal interest in the following item of the agenda, by virtue of being a member of Theydon Bois Rural Preservation Society. The Councillor determined that her interest was not prejudicial and that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1415/07 Wedgewood, Sidney Road, Theydon Bois

27. ANY OTHER BUSINESS

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

28. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 - 10 be determined as set out in the schedule attached to these minutes.

29. 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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Report Item No: 1

APPLICATION No:	EPF/1421/07
SITE ADDRESS:	Cross Diamond Cottage Hurdle Lane Beauchamp Roding Ongar Essex CM5 0PL
PARISH:	The Rodings - Abbess, Beauchamp and Berners
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Single storey side extension and demolition of outbuilding. (Revised application)
DECISION:	Granted Permission (with conditions)

The Committee were persuaded to grant permission because it was considered that the extension would not be harmful to the openness of the Green Belt by reason of the removal of the existing outbuilding and bay.

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 extension, shall match those of the existing building.
- 3 The outbuilding indicated as being demolished on Drawing No. 858/05d shall be demolished and all materials removed from site within 28 days of the occupation of the extension hereby approved.

Report Item No: 2

APPLICATION No:	EPF/1255/07
SITE ADDRESS:	46 Centre Avenue Epping Essex CM16 4JX
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Loft conversion with a rear dormer window and raising existing roof. (Revised application)
DECISION:	Granted Permission (With Conditions)

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 extension, shall match those of the existing building.

Report Item No: 3

APPLICATION No:	EPF/1256/07
SITE ADDRESS:	Land at Fiddlers Hamlet Epping Essex CM16 7PB
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Retention of wooden fence and change of use of land for keeping of horses.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The fence hereby approved shall be painted in a dark green colour that shall have previously been agreed in writing by the Local Planning Authority.
- 2 Notwithstanding the details shown on the submitted plans, within 3 months of the date of this consent, details that show revised entrance gates of a design that allows a view beyond, and the removal of the existing gates shall be submitted to and approved in writing by the Local Planning Authority. The existing gates shall be removed and the agreed replacement gates installed in accordance with these details within three months of the date of that approval unless the Local Planning Authority gives its written consent to any variation.
- 3 The use for horse-keeping hereby approved shall be used for private purposes only and not for any commercial or business activity, including livery.
- 4 Details of any mobile field shelters that are to be brought on to the site shall be submitted in advance for approval in writing by the Local Planning Authority (LPA) and these shall be provided in accordance with these details unless the LPA gives its written consent to any variation.

Report Item No: 4

APPLICATION No:	EPF/1307/07
SITE ADDRESS:	The Thatched House Hotel High Street Epping Essex CM16 4AP
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Erection of side extension to reception area for 2 no. bedrooms with wheelchair access.
DECISION:	Withdrawn

Report Item No: 5

APPLICATION No:	EPF/1805/06
SITE ADDRESS:	Last Compound Woodside Trading Estate Woodside Thornwood Epping Essex CM16 6LF
PARISH:	North Weald Bassett
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Security fencing over 2 metres high for security of parking cars, vans and lorries and storage container with temporary roof.
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 This site is within the Metropolitan Green Belt. The siting of a shipping container represents inappropriate development and is therefore at odds with Government advice, Policy C2 of the Essex and Southend-on-Sea Replacement Structure Plan and Policy GB2A of the Adopted Local Plan and Alterations. The container fails to accord with the objectives of the Green Belt and furthermore, no very special circumstances have been provided to outweigh the harm of the container to the Green Belt.
- 2 The security fencing, by reason of its excessive height would represent a dominant feature, which would be detrimental to visual amenity and harmful to the character of the area, contrary to Policies DBE1, DBE2, DBE4 and DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 6

APPLICATION No:	EPF/1245/07
SITE ADDRESS:	46 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Single storey rear extension.
DECISION:	Granted Permission (With Conditions)

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 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.
- 3 All roof-lights are to be of the conservation area type and not project above the plane of the roof slope.
- 4 All windows frames and glazing bars are to be of painted wood.

Report Item No: 7

APPLICATION No:	EPF/1252/07
SITE ADDRESS:	Haylands Bournebridge Lane Stapleford Abbots Epping Essex RM4 1LT
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Demolition of existing bungalow and erection of new chalet style dwelling with detached double garage to front. (Revised application)
DECISION:	Deferred

The Committee deferred this application to allow negotiations to take place to see the removal of the detached front garage building.

Report Item No: 8

APPLICATION No:	EPF/1239/07
SITE ADDRESS:	48 Forest Drive Theydon Bois Epping Essex CM16 7EZ
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Two storey side extension and single storey front extension.
DECISION:	Granted Permission (With Conditions)

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 extension, shall match those of the existing building.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in the first floor side window shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment..

Report Item No: 9

APPLICATION No:	EPF/1346/07
SITE ADDRESS:	32 Blackacre Road Theydon Bois Epping Essex CM16 7LU
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolition of extended bungalow and erection of two, four bedroom houses with rooms in roof and associated parking. (Revised application)
DECISION:	Refused Permission

The Committee's attention was draw to an extra representation from No 32A Blackacre Road.

REASONS FOR REFUSAL

- 1 The proposal would result in overshadowing of No. 32A Blackacre Road to the detriment of the amenities enjoyed by the occupiers of that property and would be contrary to Policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.
- 2 The proposed new dwellings, by reason of their excessive bulk and scale would represent visually intrusive features to the detriment of, and out of character with, the surrounding area. This would be contrary to Policies DBE1 and DBE2 of the Adopted Local Plan and Alterations.

Report Item No: 10

APPLICATION No:	EPF/1415/07
SITE ADDRESS:	Wedgewood Sidney Road Theydon Bois Epping Essex CM16 7DT
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	First floor side extension over garage, rear two storey extension and a loft conversion with rear dormer windows.
DECISION:	Granted Permission (With Conditions)

The Committee's attention was drawn to a representation from the City of London (Conservators of Epping Forest)

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 Prior to first occupation of the building hereby approved the proposed window openings in the first and second floor side windows shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.