

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

**Committee:** Area Planning Subcommittee East   **Date:** 12 December 2007

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 9.55 pm

**Members Present:** M Colling (Chairman), Mrs D Collins, R Frankel, P Gode, Mrs A Grigg, Mrs H Harding, D Jacobs, R Morgan, B Rolfe, Mrs P K Rush, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

**Other Councillors:** None.

**Apologies:** Mrs M McEwen, A Green, Ms J Hedges, D Kelly and G Pritchard

**Officers Present:** A Sebbinger (Principal Planning Officer), G J Woodhall (Democratic Services Officer) and A Hendry (Democratic Services Officer)

### **54. 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.

### **55. 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.

### **56. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 14 November 2007 be taken as read and signed by the Chairman as a correct record.

### **57. VICE-CHAIRMANSHIP**

Following the receipt of apologies from Councillor Mrs M McEwen, the Chairman invited nominations for the appointment of a Vice-Chairman for the duration of the meeting.

#### **RESOLVED:**

That Councillor Mrs H Harding be appointed Vice-Chairman for the duration of the meeting.

**58. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs D Collins, Mrs A Grigg, D Stallan and C Whitbread declared a personal interest in the following item of the agenda, by virtue of being members of the Cabinet that had agreed to sell the T11 site where the bins had been previously stored. 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/2056/07 – Land adjacent to Hangar 2, North Weald Airfield.

(b) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following items of the agenda, by virtue of being a member of Ongar 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/2188/07 – 162-164 High Street, Ongar; and
- EPF/2189/07 – 162-164 High Street, Ongar.

(c) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following items of the agenda, by virtue of having recently acquired commercial premises in the vicinity. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the applications and voting thereon:

- EPF/2188/07 – 162-164 High Street, Ongar; and
- EPF/2189/07 – 162-164 High Street, Ongar.

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

- EPF/2149/07 – 2 Thrifts Mead, Theydon Bois.

(e) Pursuant to the Council's Code of Member Conduct, Councillor R Frankel declared a personal interest in the following item of the agenda, by virtue of being acquainted with the applicant. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/2198/07 – 7 Green View, Theydon Bois.

(f) 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, by virtue of being a member of the Theydon Bois and District Rural Preservation Society. 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/2198/07 – 7 Green View, Theydon Bois.

**59. ANY OTHER BUSINESS**

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

**60. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 – 12 be determined as set out in the schedule attached to these minutes.

**61. 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**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2182/07  |
| <b>SITE ADDRESS:</b>            | Cedars<br>18A Beulah Road<br>Epping<br>Essex<br>CM16 6RH |
| <b>PARISH:</b>                  | Epping   |
| <b>WARD:</b>                    | Epping Lindsey and Lindsey and Thornwood Common          |
| <b>DESCRIPTION OF PROPOSAL:</b> | TPO/31/90 - Cypress: Fell, Ash: 30% crown reduction.     |
| <b>DECISION:</b>                | Grant Permission (With Conditions)                       |

## CONDITIONS

- 1 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.
- 2 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.
- 3 All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
- 4 The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
- 5 The crown reduction authorised by this consent shall be by no more than 30%.

**Report Item No: 2**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2123/07   |
| <b>SITE ADDRESS:</b>            | 17 Lynceley Grange<br>Epping<br>Essex<br>CM16 6RA               |
| <b>PARISH:</b>                  | Epping  |
| <b>WARD:</b>                    | Epping Lindsey and Lindsey and Thornwood Common                 |
| <b>DESCRIPTION OF PROPOSAL:</b> | Two storey extensions to side and rear and elevational changes. |
| <b>DECISION:</b>                | Grant 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 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 or roof slopes of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) have been submitted to an approved in writing by the Local Planning Authority, and these works shall be carried out as approved. These details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle artefacts and structures, including signs and lighting and functional services above and below ground. Details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers / densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant 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.

**Report Item No: 3**

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|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2179/07  |
| <b>SITE ADDRESS:</b>            | Land Adjacent To Broadbents, South of No. 4<br>Buttercross Lane<br>Epping<br>Essex |
| <b>PARISH:</b>                  | Epping   |
| <b>WARD:</b>                    | Epping Lindsey and Lindsey and Thornwood Common                                    |
| <b>DESCRIPTION OF PROPOSAL:</b> | Erection of one, two storey house.   |
| <b>DECISION:</b>                | Refuse Permission  |

**REASONS FOR REFUSAL**

- 1 The proposed dwelling, by reason of its size, design, massing and bulk would represent an intrusive addition in the street-scene and would be out of character with the surrounding area and thereby fail to enhance and would be detrimental to the Conservation Area. This is contrary to policies HC7, DBE1 and DBE2 of the Adopted Local Plan and Alterations.

**Report Item No: 4**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2205/07   |
| <b>SITE ADDRESS:</b>            | 24 Coopersale Common<br>Epping<br>Essex<br>CM16 7QS |
| <b>PARISH:</b>                  | Epping  |
| <b>WARD:</b>                    | Epping Hemnall                                      |
| <b>DESCRIPTION OF PROPOSAL:</b> | Single storey rear extension.                       |
| <b>DECISION:</b>                | Grant 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 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 that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.

**Report Item No: 5**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2268/07  |
| <b>SITE ADDRESS:</b>            | North Barn<br>New Farm Drive<br>Abridge<br>Essex RM4 1BU   |
| <b>PARISH:</b>                  | Lambourne  |
| <b>WARD:</b>                    | Lambourne  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Conversion of agricultural barn to a single dwelling with associated external alterations principally to create window and door openings |
| <b>DECISION:</b>                | Refuse Permission  |

**REASONS FOR REFUSAL**

- 1 Due to the limited agricultural use of the barn following its construction within the last ten years, there is insufficient evidence to satisfy the Council that the works within the last ten years were not completed with a view to securing a residential use of the building, contrary to policy GB8A of the adopted Local Plan and Alterations.

**Report Item No: 6**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2056/07   |
| <b>SITE ADDRESS:</b>            | Land adjacent to Hanger 2<br>North Weald Airfield<br>Merlin Way<br>North Weald<br>Essex |
| <b>PARISH:</b>                  | North Weald Bassett   |
| <b>WARD:</b>                    | North Weald Bassett   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Change of use of land for the storage of bins and erection of enclosure.                |
| <b>DECISION:</b>                | Grant Permission (With Conditions)  |

**CONDITIONS**

- 1 This permission shall inure until 31 December 2008, following which date all wheelie bins together with the enclosure shall be removed from the site.

**Report Item No: 7**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2188/07   |
| <b>SITE ADDRESS:</b>            | 162 - 164 High Street<br>Ongar<br>Essex<br>CM5 9JJ              |
| <b>PARISH:</b>                  | Ongar   |
| <b>WARD:</b>                    | Chipping Ongar, Greensted and Marden Ash                        |
| <b>DESCRIPTION OF PROPOSAL:</b> | Conversion of outbuilding into two storey residential dwelling. |
| <b>DECISION:</b>                | Deferred  |

The Committee deferred this application in order to conduct a site visit.

**Report Item No: 8**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2189/07   |
| <b>SITE ADDRESS:</b>            | 162 - 164 High Street<br>Ongar<br>Essex<br>CM5 9JJ  |
| <b>PARISH:</b>                  | Ongar   |
| <b>WARD:</b>                    | Chipping Ongar, Greensted and Marden Ash  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Balcony to rear flat roof and erection of entrance gates,<br>removal of cellar flaps to basement. |
| <b>DECISION:</b>                | Deferred  |

The Committee deferred this application in order to conduct a site visit.

**Report Item No: 9**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2149/07   |
| <b>SITE ADDRESS:</b>            | 2 Thrifts Mead<br>Theydon Bois<br>Epping<br>Essex<br>CM16 7NF |
| <b>PARISH:</b>                  | Theydon Bois  |
| <b>WARD:</b>                    | Theydon Bois  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Single storey rear extension.                                 |
| <b>DECISION:</b>                | Grant Permission (With Conditions)                            |

The Committee's attention was drawn to a representation of objection from the Parish Council.

**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 development shall be carried out in accordance with the amended plans received on received 13/11/07 unless otherwise agreed in writing with the Local Planning Authority.

**Report Item No: 10**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2183/07   |
| <b>SITE ADDRESS:</b>            | 11 Morgan Crescent<br>Theydon Bois<br>Epping<br>Essex<br>CM16 7DU                     |
| <b>PARISH:</b>                  | Theydon Bois  |
| <b>WARD:</b>                    | Theydon Bois  |
| <b>DESCRIPTION OF PROPOSAL:</b> | New single storey rear extension and two storey side extension. (Revised application) |
| <b>DECISION:</b>                | Grant 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 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 first floor flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

**Report Item No: 11**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2198/07  |
| <b>SITE ADDRESS:</b>            | 7 Green View<br>The Green<br>Theydon Bois<br>Epping<br>Essex<br>CM16 7JD         |
| <b>PARISH:</b>                  | Theydon Bois   |
| <b>WARD:</b>                    | Theydon Bois   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Two storey side and rear extension and loft conversion with front dormer window. |
| <b>DECISION:</b>                | Refuse Permission  |

The Committee's attention was drawn to letters of representation from No. 2 and 6 Green View.

**REASONS FOR REFUSAL**

- 1 The proposed two storey rear extension, by reason of its excessive depth and position would represent an intrusive and unneighbourly addition, and would have a serious and adverse effect on the amenities enjoyed by no. 6 Green View, causing loss of light and would be contrary to policy DBE9 of the Adopted Local Plan and Alterations.
- 2 The proposed extensions, by reason of their bulk and massing would be out of character with the street-scene and would be detrimental to visual amenity. This would be contrary to policies DBE9 and DBE10 of the Adopted Local Plan and Alterations.

**Report Item No: 12**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2342/07   |
| <b>SITE ADDRESS:</b>            | Barkers Farm<br>Mount End Road<br>Theydon Mount<br>Epping<br>Essex<br>CM16 7PS                  |
| <b>PARISH:</b>                  | Theydon Mount   |
| <b>WARD:</b>                    | Passingford   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Change of use from farm office/ice cream parlour to supervisory residential unit for goat farm. |
| <b>DECISION:</b>                | Refuse Permission   |

The Committee's attention was drawn to a representation of objection from the Parish Council.

**REASONS FOR REFUSAL**

- 1 The Local Planning Authority is not satisfied from the evidence submitted by the applicant that a need has been demonstrated for the proposed overnight accommodation and furthermore, is premature because there is no firm evidence of viability of an agricultural enterprise. In these circumstances, it is considered to represent an inappropriate development within the Green Belt and therefore contrary to National Planning Policy Guidance and policies GB2A and GB17A of the Adopted Local Plan and Alterations.