

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

**Committee:** Area Planning Subcommittee East    **Date:** 22 April 2009

**Place:** Council Chamber, Civic Offices,    **Time:** 7.30 - 7.50 pm  
High Street, Epping

**Members Present:** A Green (Chairman), G Pritchard (Vice-Chairman), A Boyce, M Colling, Mrs D Collins, R Frankel, Mrs A Grigg, Ms J Hedges, D Jacobs, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

**Other Councillors:** -

**Apologies:** P Gode, Mrs M McEwen, R Morgan and J Philip

**Officers Present:** B Land (Assistant Director Development), N Richardson (Principal Planning Officer), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

### **121. 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.

### **122. WELCOME AND INTRODUCTION**

The Chairman welcomed members of the public to the meeting and introduced the Officers present. In relation to the determination of applications for planning permission, the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee were outlined. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

### **123. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 1 April 2009 be taken as read and signed by the Chairman as a correct record.

### **124. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs D Collins, R Frankel and J M Whitehouse declared a personal interest in the following items of the agenda by virtue of having been a customer of the Applicant in the past. 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/0043/09 Aves, 221 High Street, Epping;
- EPF/0403/09 Aves, 221 High Street, Epping;
- EPF/0044/09 Aves, 221 High Street, Epping; and
- EPF/0404/09 Aves, 221 High Street, Epping.

(b) 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 had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0043/09 Aves, 221 High Street, Epping;
- EPF/0403/09 Aves, 221 High Street, Epping;
- EPF/0044/09 Aves, 221 High Street, Epping; and
- EPF/0404/09 Aves, 221 High Street, Epping.

#### **125. ANY OTHER BUSINESS**

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

#### **126. CONFIRMATION OF TREE PRESERVATION ORDER TPO/EPF/48/08 - BURWINS, TEASELS & CHARWOOD, THE STREET, SHEERING**

The Principal Planning Officer presented a report concerning the confirmation of Tree Preservation Order TPO/EPF/48/08 at the properties Burwins, Teasels and Charwood in The Street, Sheering.

The Sub-Committee were advised that this was a re-protection order as the trees had previously been protected by an Essex County Council Order. Two objections had been received from the owners of Teasels and Burwins regarding a number of the trees currently included under the Order. It was accepted that a number of the trees included had been of relatively low value and that one tree had been misidentified. Therefore, it was felt that one of the Sycamore trees should be omitted from the Group identified as G2, and that two Hawthorn trees should also be excluded, those identified as T3 and T9. The Principal Planning Officer pointed out that paragraph (10) of the report should have made reference to G2 rather than T2.

#### **RESOLVED:**

(1) That Tree Preservation Order TPO/EPF/48/08 be confirmed, subject to the following amendments:

(a) the omission of one Sycamore in G2, with G2 therefore reading "Sycamore and Hawthorn"; and

(b) the omission of T9 Hawthorn and T3 Hawthorn.

#### **127. DEVELOPMENT CONTROL**

#### **RESOLVED:**

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

**128. 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/0043/09
<b>SITE ADDRESS:</b>	Aves 221 High Street Epping Essex CM16 4BL
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	New shop front.
<b>DECISION:</b>	Grant Permission (With Conditions)

The Committee's attention was drawn to a recently received withdrawal of their objection from Epping Town 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. The development shall be carried out in accordance with the amended plans received on 05/03/09 unless otherwise agreed in writing with the Local Planning Authority.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0403/09
<b>SITE ADDRESS:</b>	Aves 221 High Street Epping Essex CM16 4BL
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for a new shop front and internal alterations.
<b>DECISION:</b>	Grant Permission (With Conditions)

The Committee's attention was drawn to a recently received withdrawal of their objection from Epping Town Council.

**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. Notwithstanding the approved drawings, details of the proposed pargetting/stippled design to the render shall be submitted for approval by the Local Planning Authority prior to commencement of development and the development shall be implemented in accordance with such approved details.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0044/09
<b>SITE ADDRESS:</b>	Aves 221 High Street Epping Essex CM16 4BL
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	New projecting sign and fascia sign both externally illuminated.
<b>DECISION:</b>	Grant Permission (With Conditions)

The Committee's attention was drawn to a recently received withdrawal of their objection from Epping Town Council.

**CONDITIONS:**

1. Details of the type of materials and colours of fascia and projecting sign 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.
2. The signage displayed shall be in accordance with the amended plans received on 05/03/09 unless otherwise agreed in writing with the Local Planning Authority.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0404/09
<b>SITE ADDRESS:</b>	Aves 221 High Street Epping Essex CM16 4BL
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for a new projecting sign and fascia sign both externally illuminated.
<b>DECISION:</b>	Grant Permission (With Conditions)

The Committee's attention was drawn to a recently received withdrawal of their objection from Epping Town Council.

**CONDITIONS:**

1. Details of the type of materials and colours of the fascia and projecting sign shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the works and the works shall be implemented in accordance with such approved details.



**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0190/09
<b>SITE ADDRESS:</b>	Belgique 14 Forest Drive Theydon Bois Epping Essex CM16 7EY
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Continuance of use of premises as a mixed use for purposes within Use Class A1 (shops) and as a cafe within Use Class A3 (restaurants and cafes) and retention of an outside freezer unit.
<b>DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS:**

1. The seating area for the Cafe should not exceed 50% of the gross ground floor area.
2. The use hereby permitted shall not be open to customers/ members of the public outside the hours of 8.00am to 6.00pm Monday to Saturday, 8.00am to 3.00pm on Sundays and Bank/Public holidays.

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