

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

**Committee:** Area Planning Subcommittee East    **Date:** 20 July 2011

**Place:** Council Chamber, Civic Offices,    **Time:** 7.30 - 9.35 pm  
High Street, Epping

**Members Present:** A Boyce (Chairman), K Avey, W Breare-Hall, P Gode, Mrs A Grigg, D Jacobs, P Keska, Mrs M McEwen, R Morgan, D Stallan, G Waller, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

**Other Councillors:** None.

**Apologies:** Mrs S Jones, Mrs D Collins, J Philip and B Rolfe

**Officers Present:** J Shingler (Principal Planning Officer), C Neilan (Landscape Officer & Arboriculturist), G J Woodhall (Democratic Services Officer) and P Seager (Chairman's Secretary)

### **18. 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.

### **19. 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.

### **20. MINUTES**

**Resolved:**

(1) That the minutes of the meeting held on 22 June 2011 be taken as read and signed by the Chairman as a correct record.

### **21. ELECTION OF VICE-CHAIRMAN**

In the absence of Cllr Mrs S Jones, who had tendered her apologies, the Chairman requested nominations for the role of Vice-Chairman from the Sub-Committee.

**Resolved:**

(1) That Councillor R Morgan be elected Vice-Chairman for the duration of the meeting.

**22. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors K Avey, W Breare-Hall and J M Whitehouse declared a personal interest in the following item 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/2040/11 Land at Theydon Place, Western Road, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs M McEwen and D Stallan declared a personal interest in the following item of the agenda, by virtue of being the present and past Housing Portfolio Holders respectively. 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/2040/11 Land at Theydon Place, Western Road, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following item of the agenda, by virtue of being a member of Sheering Parish Council. 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/0940/11 3 Crown Close, Sheering.

(d) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following item 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 application and voting thereon:

- EPF/0951/11 Land adj 38 Onslow Gardens, Ongar.

**23. ANY OTHER BUSINESS**

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

**24. DEVELOPMENT CONTROL****Resolved:**

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

**25. 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/2040/10
<b>SITE ADDRESS:</b>	Land at Theydon Place Western Road Epping Essex CM16 4NH
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Outline application for residential development of 60 x two storey houses (48 affordable) plus ancillary works with access off Theydon Place with all other matters reserved.
<b>DECISION:</b>	Refuse Permission

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=521877](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521877)

The Officer referred to 4 additional letters of objection and a petition with 108 signatures in support and 131 standard letters and cards in support.

### REASON FOR REFUSAL

1. The site is located within the Metropolitan Green Belt and the proposed works represent inappropriate development that fails to comply with the purposes of including land in the Green Belt. In the view of the Local Planning Authority there are no very special circumstances to clearly outweigh the harm to the openness or character of the Green Belt that would result from the development. Therefore the proposed development fails to comply with PPG2 and policies GB2A, GB7A, CP2, CP3, CP6, and CP7 of the adopted Local Plan and Alterations.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0892/11
<b>SITE ADDRESS:</b>	Theydon Towers Theydon Road Epping Essex CM16 4EF
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/10/83 G5 (31 on plan) - Cypress - Fell G6 (10, 11 & 12 on plan) - Cypress - Fell T50 (13 on plan) - Cedar - Fell G3 (Group 3 on plan) - 2 x Spruce - Fell
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=527683](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527683)

**CONDITIONS**

1. 7 replacement trees, of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a 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, or dies, or becomes seriously damaged and defective another tree of the same species and size of 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. The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0940/11
<b>SITE ADDRESS:</b>	3 Crown Close Sheering Harlow Essex CM22 7ND
<b>PARISH:</b>	Sheering
<b>WARD:</b>	Hastingwood, Matching and Sheering Village
<b>DESCRIPTION OF PROPOSAL:</b>	Alteration of existing bungalow to form 2 No. two storey semi-detached cottages plus construction of a single two storey detached cottage (Revised application)
<b>DECISION:</b>	Deferred

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=527846](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527846)

This item was deferred to allow a Member site visit to be carried out on a Saturday.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0944/11
<b>SITE ADDRESS:</b>	Hales Farm Nether Street Abbess Roding Essex
<b>PARISH:</b>	The Rodings - Abbess, Beauchamp and Berners
<b>WARD:</b>	High Ongar, Willingale and the Rodings
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of farm buildings and erection of a single detached dwelling.
<b>DECISION:</b>	Deferred

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=527868](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527868)

This item was deferred to allow a Member site visit to be carried out on a Saturday.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0945/11
<b>SITE ADDRESS:</b>	Hales Farm Nether Street Abbess Roding Essex
<b>PARISH:</b>	The Rodings - Abbess, Beauchamp and Berners
<b>WARD:</b>	High Ongar, Willingale and the Rodings
<b>DESCRIPTION OF PROPOSAL:</b>	Grade II listed building application for the demolition of farm buildings.
<b>DECISION:</b>	Refuse Permission

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=527869](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527869)

This item was deferred to allow a Member site visit to be carried out on a Saturday.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0951/11
<b>SITE ADDRESS:</b>	Land adj 38 Onslow Gardens Ongar Essex CM5 9BQ
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed new two bedroom dwelling.
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=527910](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527910)

**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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A and B shall be undertaken without the prior written permission of the Local Planning Authority.
4. No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.
5. No development shall take place until details showing the relocation and provision of a new street lighting column, currently situated in the footway to the front of the site, has been submitted to and approved in writing by the Local Planning Authority. The proposed parking bay, directly behind street light column no.4, shall not be brought into use before a new lighting column has been provided and relocated in accordance with the approved details.



6. All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.
7. The 2 parking spaces shown on the approved plan shall be provided prior to the first occupation of the dwelling hereby approved and thereafter retained free of obstruction for the parking of residents and visitors vehicles.
8. No fence or wall over 1m high shall be erected at any time along the western side boundary between the back of the approved dwelling and the front boundary.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1096/11
<b>SITE ADDRESS:</b>	Pond View The Green Theydon Bois Essex CM16 7JA
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey extension to rear and extension of existing loft conversion including side dormer.
<b>DECISION:</b>	Grant Permission (With Conditions)

**Click on the link below to view related plans and documents for this case:**

[http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=528433](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=528433)

**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 development shall be of a similar appearance to those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
3. The proposed side facing window openings in the dormer window hereby approved shall be fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.