

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

**Committee:** Area Planning Subcommittee East   **Date:** 11 January 2012

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 8.35 pm

**Members Present:** A Boyce (Chairman), Mrs S Jones (Vice-Chairman), K Avey, W Breare-Hall, Mrs D Collins, Mrs A Grigg, D Jacobs, P Keska, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

**Other Councillors:**

**Apologies:** P Gode and G Waller

**Officers Present:** N Richardson (Assistant Director (Development Control)), M Jenkins (Democratic Services Assistant) and G J Woodhall (Democratic Services Officer)

### **64. 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.

### **65. 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.

### **66. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 7 December 2011 be taken as read and signed by the Chairman as a correct record.

### **67. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor J Whitehouse declared a personal interest in the following item of the agenda, by virtue of being a member of Epping 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/2126/11 Billie Jeans, 26 High Street, Epping CM16 4AE

(b) 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 Epping 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/2126/11 Billie Jeans, 26 High Street, Epping CM16 4AE

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs A Grigg and D Stallan declared a personal interest in the following item of the agenda, by virtue of being a member of North Weald Parish Council. The Councillors had determined that their interests were not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2243/11 4 Vicarage Lane, North Weald CM16 6ET

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a personal interest in the following item of the agenda, by virtue of being a member of Theydon Bois 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/2161/11 Adjacent to 6 Thrifts Hall Mews, Thrifts Hall Farm, Abridge Road, Theydon Bois CM16 7NL

(e) Pursuant to the Council's Code of Member Conduct, Councillors K Avey and W Breare-Hall 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 interests were not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2126/11 Billie Jeans, 26 High Street, Epping CM16 4AE

(f) Pursuant to the Council's Code of member Conduct, Councillor Mrs S Jones declared a personal interest in the following item of the agenda, by virtue of being a member of Theydon Bois Parish Council. In addition, the Councillor declared a personal interest in the same item by virtue of knowing an objector. The Councillor had determined that her interests were not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2243/11 4 Vicarage Lane, North Weald CM16 6ET

## **68. ANY OTHER BUSINESS**

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

## **69. DEVELOPMENT CONTROL**

### **RESOLVED:**

That the planning applications numbered 1 – 4 be determined as set out in the schedule attached to these minutes.

**70. 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/2161/11   |
| <b>SITE ADDRESS:</b>            | Adjacent to 6 Thrifts Hall Mews<br>Thrifts Hall Farm<br>Abridge Road<br>Theydon Bois<br>Epping<br>Essex<br>CM16 7NL |
| <b>PARISH:</b>                  | Theydon Bois  |
| <b>WARD:</b>                    | Theydon Bois  |
| <b>DESCRIPTION OF PROPOSAL:</b> | TPO/EPF/41/10<br>T1 (T4 on TPO) - Cedar of Lebanon - Fell   |
| <b>DECISION:</b>                | Granted 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=532172](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=532172)

## CONDITIONS

- 1 A replacement tree, 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.

**Report Item No: 2**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2243/11  |
| <b>SITE ADDRESS:</b>            | 4 Vicarage Lane<br>North Weald<br>Essex<br>CM16 6ET                                  |
| <b>PARISH:</b>                  | North Weald Bassett  |
| <b>WARD:</b>                    | North Weald Bassett  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Single storey rear and side extensions and roof conversion.<br>(Revised Application) |
| <b>DECISION:</b>                | Granted 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=532492](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=532492)

**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 Prior to first occupation of the development hereby approved, the proposed window openings in both the side facing dormer windows shall be entirely 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.
- 4 The flat roof of the entire rear and side single-storey additions to the house shall not be used as a balcony and no furniture, including tables and chairs shall be placed on the roof.

**Report Item No: 3**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2391/11   |
| <b>SITE ADDRESS:</b>            | 1 Garden Fields<br>Stanford Rivers<br>Ongar<br>Essex<br>CM5 9PL |
| <b>PARISH:</b>                  | Stanford Rivers   |
| <b>WARD:</b>                    | Passingford   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Single storey side and rear extension. (Revised application)    |
| <b>DECISION:</b>                | Granted Permission (With conditions)                            |

**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=533055](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=533055)

The Committee concluded that there were very special circumstances in this case that outweighed the in principle harm the proposal would have on the Metropolitan Green Belt. These circumstances were a combination of the personal circumstances of the applicant's family, the fall back position whereby similar size extensions could be built under permitted development and that in line with policy GB14A of the Adopted Local Plan, the proposal rectifies a lack of basic amenities in this small dwelling.

**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 The house as extended by this planning permission shall at no time be subdivided to become separate dwellings, and shall retain an internal door link between the extension and the existing house, unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 4**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2126/11  |
| <b>SITE ADDRESS:</b>            | Billie Jeans<br>26 High Street<br>Epping<br>Essex<br>CM16 4AE  |
| <b>PARISH:</b>                  | Epping   |
| <b>WARD:</b>                    | Epping Hemnall   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Demolition of existing bar and replacement with a mixed use development, comprising retail/food and drink use (Classes A1 and A3) at ground level and 12 residential units at first and second floors together with 16 car parking spaces, access and landscaping. |
| <b>DECISION:</b>                | Referred to District Development Control Committee   |

**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=532058](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=532058)

The Committee's attention was drawn to a letter of representation from 43 High Street, Epping.

The Committee resolved to refer this application to District Development Control Committee with a recommendation for refusal of planning permission. The recommendation for refusal was that the proposal, because of its mass and cramped appearance would be overbearing and too dominant, thereby harmfully impacting on the street scene.