

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

**Committee:** Area Planning Subcommittee East    **Date:** 17 July 2013

**Place:** Council Chamber, Civic Offices, High Street, Epping    **Time:** 7.30 - 9.51 pm

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

**Other Councillors:**

**Apologies:** Mrs S Jones and P Gode

**Officers Present:** N Richardson (Assistant Director (Development Control)), D Duffin (Planning Officer), M Jenkins (Democratic Services Assistant) and A Hendry (Democratic Services Officer)

### **28. 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.

### **29. 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.

### **30. VICE CHAIRMAN OF SUB-COMMITTEE**

The Chairman had tendered her apologies for the meeting, so the Vice Chairman assumed Chairmanship of the Sub-Committee, the Chairman then sought a nomination for Vice Chairman of the meeting.

#### **RESOLVED:**

That Councillor R Morgan be elected Vice Chairman for the duration of the meeting.

### **31. MINUTES**

#### **RESOLVED:**

That the minutes of the meetings held on 19 June and 1 July 2013 be taken as read and signed by the Chairman as a correct record.

### 32. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a pecuniary interest in the following item of the agenda. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0916/13 3a Hemnall Street, Epping

(b) Pursuant to the Council's Code of Member Conduct, Councillor K Avey declared a non pecuniary interest in the following items of the agenda. The Councillor had determined to remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0916/13 3a Hemnall Street, Epping; and
- EPF/0917/13 Copped Hall Garden Nursery, High Road, Epping

(c) Pursuant to the Council's Code of Member Conduct, Councillor Ms H Brady declared a non-pecuniary interest in the following items of the agenda by virtue of being the Ward Member. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0223/13 Brook Cottage, Mutton Row, Stanford Rivers, Ongar; and
- EPF/0688/13 151 – 153 Millrite Engineering, London Road, Stanford Rivers, Ongar

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a non pecuniary interest in the following item of the agenda by virtue of knowing the objector. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0553/13 Land adjoining Broadlawns, Coopersale Lane, Theydon Bois

(e) Pursuant to the Council's Code of Member Conduct, Councillor T Church declared a non pecuniary interest in the following items of the agenda by virtue of being the ward member. The Councillor had determined to remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0916/13 3a Hemnall Street, Epping; and
- EPF/0917/13 Copped Hall Garden Nursery, High Road, Epping

### 33. ANY OTHER BUSINESS

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

### 34. DEVELOPMENT CONTROL

#### RESOLVED:

That the planning applications numbered 1 – 8 be determined as set out in the schedule attached to these minutes.

**35. 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**

This page is intentionally left blank

## Report Item No: 1

<b>APPLICATION No:</b>	EPF/0223/13
<b>SITE ADDRESS:</b>	Brook Cottage Mutton Row Stanford Rivers Ongar Essex
<b>PARISH:</b>	Stanford Rivers
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed two storey and single storey side extensions, dormers and porch.
<b>DECISION:</b>	Refused Permission (Householder)

**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=545503](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=545503)

### REASON FOR REFUSAL

- 1 The proposed additions, by reason of their bulk and position, would result in a disproportionate enlargement of the dwelling. The proposal therefore represents inappropriate development which would cause harm to the open character of the Green Belt, contrary to policy GB2A of the adopted Local Plan and Alterations, and also contrary to the National Planning Policy Framework.
- 2 The proposed additions, by reason of their bulk and position, would result in a dwelling that would dominate the listed building on the site. The proposal would therefore detract from the setting of a listed building contrary to policy HC12 of the adopted Local Plan and Alterations, and contrary to the National Planning Policy Framework.

### POSITIVE AND PROACTIVE STATEMENT

A revised application proposing a smaller side extension and/or a rear extension which would face away from the listed building, would be more likely to be acceptable.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0553/13
<b>SITE ADDRESS:</b>	Land adjoining Broadlawns Coopersale Lane Theydon Bois Essex CM16 7NP
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>APPLICANT:</b>	Mr Richard Axon
<b>DESCRIPTION OF PROPOSAL:</b>	Agricultural determination for storage building (further details submitted)
<b>DECISION:</b>	Prior Approval Required and Granted

**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=547210](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=547210)

**CONDITIONS**

- 1 The building hereby granted prior approval shall not be used for the sale of Christmas trees to persons visiting the site.
- 2 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0688/13
<b>SITE ADDRESS:</b>	151-153 Millrite Engineering London Road Stanford Rivers Ongar Essex CM5 9QF
<b>PARISH:</b>	Stanford Rivers
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Variation of condition 2 'Drawing numbers' and removal of condition 17 'Obscure glazing' of planning permission EPF/1008/11 (Redevelopment of site to provide 4 detached chalet bungalows and garages) to permit the redevelopment of the site for 4 two storey detached houses with accommodation in the roof and lowering site levels.
<b>DECISION:</b>	Refused Permission

**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=547790](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=547790)

The Committee's attention was drawn to a letter of representation from White Bear House, London Road, Stanford Rivers.

**REASON FOR REFUSAL**

- 1 The proposed development is inappropriate development in the Green Belt. Moreover, by reason of the significant upper storey bulk of the proposed houses, the proposed development would cause considerably greater harm to the openness of the Green Belt than the development approved under planning permission ref EPF/1008/11. The considerations put forward in favour of the development do not amount to very special circumstances that outweigh all of the harm that would be caused by it. Consequently the proposal is contrary to Local Plan and Alterations policies GB2A and GB7A, which are consistent with the provisions of the national Planning Policy Framework.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0900/13
<b>SITE ADDRESS:</b>	Mickleham Theydon Road Epping Essex CM16 4EE
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of the existing garage and replacement with a garden room/annexe.
<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=548973](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=548973)

**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 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.
- 3 The proposed development shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling presently known as Mickleham.



**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/0916/13
<b>SITE ADDRESS:</b>	3a Hemnall Street Epping Essex CM16 4LR
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of the existing dwelling and garage building, with the erection of a terrace of 4 no. 2 and a half storey dwellings and alterations to the vehicular entrance and front boundary wall, some of which falls within the Conservation Area. (Revised application)
<b>DECISION:</b>	Refused Permission

**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=549035](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549035)

**REASON FOR REFUSAL**

- 1 The proposal would represent an overdevelopment of this site and therefore is inappropriate in this location, by reason of its size and scale and would appear too cramped and dominant relative to neighbouring houses on this side of the road, and therefore out of keeping to the appearance of the street scene, contrary to policies CP2 and DBE1 of the adopted Local Plan and Alterations and guidance as contained within the National Planning Policy Framework.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/0917/13
<b>SITE ADDRESS:</b>	Copped Hall Garden Nursery High Road Epping Essex CM16 4DH
<b>PARISH:</b>	Epping  Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing  Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing nursery buildings, erection of detached bungalow and garage and change of use of land to garden with provision of landscaping.
<b>DECISION:</b>	Refused Permission

**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=549036](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549036)

**REASON FOR REFUSAL**

- 1 The site is within the area identified in the Epping Forest District Local Plan as Metropolitan Green Belt. The proposal to construct a bungalow with a detached garage is defined as being an inappropriate development and by definition would be harmful within the Green Belt. No adequate very special circumstances have been demonstrated by the applicant to outweigh the harm of the development to the Green Belt. The development is therefore contrary to policies CP2 and GB2A of the Adopted Local Plan and Alterations which are consistent with the National Planning Policy Framework.
- 2 The proposed development due to its poor design, in particular its excessive building footprint, size and scale and the use of inappropriate materials all contributes to a development that would be detrimental to the character and appearance of both the Bell Common and Copped Hall Conservation Areas and will adversely affect the setting of the Grade Two Listed building known as Ladderstile Farmhouse. The development is therefore contrary to policies HC6, HC7 and HC12 of the Adopted Local Plan and Alterations and the National Planning Policy Framework.

**Report Item No: 7**

<b>APPLICATION No:</b>	EPF/1043/13
<b>SITE ADDRESS:</b>	Great Notts Moreton Road Ongar Essex CM5 0LU
<b>PARISH:</b>	Moreton, Bobbingworth and the Lavers
<b>WARD:</b>	Moreton and Fyfield
<b>DESCRIPTION OF PROPOSAL:</b>	Application for engineering operations comprising formation of roadway and installation of cesspool (Resubmitted application to EPF/0132/13)
<b>DECISION:</b>	Refused 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=549756](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549756)

**REASONS FOR REFUSAL**

- 1 The proposed engineering operations would introduce unnecessary and unjustified additional development to the site that would erode the rural character and openness of the area. As such, the proposed works would constitute inappropriate development harmful to the Green Belt. There are no very special circumstances that clearly outweigh this harm, and therefore the proposal is contrary to the guidance contained within the National Planning Policy Framework and policies GB2A and GB7A of the adopted Local Plan and Alterations.

**Report Item No: 8**

<b>APPLICATION No:</b>	EPF/1082/13
<b>SITE ADDRESS:</b>	2 Elm Gardens North Weald Epping Essex CM16 6DR
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use from dwelling house to single chair dental surgery (D1) to serve the local community.
<b>DECISION:</b>	Refused Permission

**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=549931](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=549931)

The Committee's attention was drawn to representations from 1 & 3 Elm Gardens. A petition was also received by Members of the Committee.

**REASONS FOR REFUSAL**

- 1 The proposal would result in a harmful impact on the amenities of local residents in this cul-de-sac by reason of increased traffic movement to and from the property, contrary to policies DBE2 and DBE9 of the adopted Local Plans and Alterations and the National Planning Policy Framework.