

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 1 July 2013

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

Members Present: Mrs S Jones (Chairman), P Keska (Vice-Chairman), K Avey, A Boyce, T Church, P Gode, D Jacobs, J Philip, D Stallan, G Waller, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: Mrs H Brady, Mrs A Grigg, Mrs M McEwen and R Morgan

Officers Present: S G Hill (Senior Democratic Services Officer), P Seager (Webcast Officer) and J Shingler (Principal Planning Officer)

20. 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.

21. 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.

22. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor K Avey declared a non-pecuniary interest in the following items of the agenda by virtue of being related to the objector. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0733/13 – 34 Hartland Road, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor J H Whitehouse declared a non-pecuniary interest in the following item of the agenda by virtue of being a member of the Epping Society. The Councillor had determined that her interest was not prejudicial and that she would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0754/13 – 134-136 High Street, Epping.

23. ANY OTHER BUSINESS

It was noted that the Chairman had admitted a further item of business for consideration by the Sub-Committee, namely the site at 34 Hartland Road, which had been deferred from the meeting held on 19 June 2013.

24. EPF/0733/13 - 34 HARTLAND ROAD, EPPING - LOFT EXTENSION TO CREATE BEDROOM BY RAISING THE RIDGE LEVEL WITH FRONT AND REAR DORMER WINDOWS

The committee considered and approved an application for extensions to 34 Hartland Road, Epping.

Resolved:

That planning application EPF/0733/13 at 34 Hartland Road, Epping be granted subject to the conditions set out in Appendix 1 to these minutes.

25. DEVELOPMENT CONTROL**Resolved:**

That the planning applications numbered 10, 13 and 14 be determined as set out in the schedule attached as Appendix 2 to these minutes.

26. REQUEST TO DISCHARGE THE OBLIGATION OF A S106 AGREEMENT REGARDING CROWN PARK FARM, BOURNEBRIDGE LANE

The Subcommittee consider and approved a request to discharge the obligation of a Section 106 agreement that required that an outbuilding be used only for agricultural storage at Crown Park Farm, Bournebridge Lane. It was approved on the basis that in April 2013 a certificate of lawful development application was lodged which provided satisfactory evidence that the outbuilding had been used for domestic purposes (incidental to the house on the site) for more than 10 years. A certificate of lawfulness for this domestic use had been issued on 6 June 2013.

Resolved:

That the Section 106 requirement on the building at Crown Park Farm, Bournebridge Lane be discharged, and the Land Charges section be requested to remove it from the local land charge register.

27. 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

Appendix 1

APPLICATION No:	EPF/0733/13
SITE ADDRESS:	34 Hartland Road Epping Essex CM16 4PE
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Loft extension to create bedroom by raising the ridge level with front and rear dormer windows.
DECISION:	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=548071

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 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.
- 4 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 08.00 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.

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APPLICATION No:	EPF/0754/13
SITE ADDRESS:	134 - 136 High Street Epping Essex CM16 4AG
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Change of use of 1st floor office space to residential and extension at 1st floor level (rear of no.136 High Street) to create a total of 5 new flats. Replacement of escape/parking access external staircase. (Revised application)
DECISION:	Grant 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=548191

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 development hereby permitted will be completed strictly in accordance with the approved drawings No's: 1, 2A, 3A.
- 4 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.

Report Item No: 13

APPLICATION No:	EPF/0825/13
SITE ADDRESS:	Unit 3c The Maltings Station Road Sheering Harlow Essex CM21 9JX
PARISH:	Sheering
WARD:	Lower Sheering
DESCRIPTION OF PROPOSAL:	Change of use from laundrette to a take away and sit-in Pie and Mash shop and decking with seating.
DECISION:	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=548570

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Land Registry Location Plan title number EX265458, Floor Plan date stamped 29/04/13
- 2 The premises shall be used solely for A3 and/or A5 use and for no other purpose (including any other purpose in Class A of the Schedule to the Town & Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.

Report Item No: 14

APPLICATION No:	EPF/0892/13
SITE ADDRESS:	Unit 3c The Maltings Station Road Sheering Harlow Essex CM21 9JX
PARISH:	Sheering
WARD:	Lower Sheering
DESCRIPTION OF PROPOSAL:	Grade II listed building consent for change of use from laundrette to a take away and sit in Pie and Mash shop and decking with seating.
DECISION:	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=548930

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Land Registry Location Plan title number EX265458, Floor Plan date stamped 29/04/13

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