

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

**Committee:** Area Planning Sub-Committee **Date:** 10 January 2018  
East

**Place:** Council Chamber, Civic Offices, **Time:** 7.30 - 9.08 pm  
High Street, Epping

**Members Present:** P Keska (Vice-Chairman), N Avey, N Bedford, A Boyce, W Breare-Hall, A Grigg, M McEwen, R Morgan, J Philip, B Rolfe, P Stalker, D Stallan, B Surtees, H Whitbread, J H Whitehouse and J M Whitehouse

**Other Councillors:**

**Apologies:** S Jones and C Whitbread

**Officers Present:** S Solon (Principal Planning Officer), J Leither (Democratic Services Officer) and M Chwiedz (Performance Improvement Officer)

### **48. 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.

### **49. APPOINTMENT OF VICE-CHAIRMAN**

The Vice-Chairman, Councillor P Keska, chaired the meeting in the absence of the elected Chairman, Councillor S Jones. The Members present then agreed that Councillor M McEwen would act as Vice-Chairman for the duration of the meeting.

### **50. 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.

### **51. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 6 December 2017 be taken as read and signed by the Chairman as a correct record.

**52. DECLARATIONS OF INTEREST**

(1) Pursuant to the Council's Code of Member Conduct, Councillor A Grigg declared a non-pecuniary interest in the following agenda item by virtue of employing one of the speakers in a professional building capacity. The Councillor had determined that her interest was non-pecuniary and that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2363/17 – Rozel, Loughton Lane, Theydon Bois CM16 7JY
- EPF/2364/17 – Rozel, Loughton Lane, Theydon Bois CM16 7JY

**53. ANY OTHER BUSINESS**

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

**54. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 – 6 be determined as set out in the schedule attached to these minutes.

**CHAIRMAN**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/2363/17
<b>SITE ADDRESS:</b>	Rozel Loughton Lane Theydon Bois Essex CM16 7JY
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing bungalow. Construction of two new dwellings.
<b>DECISION:</b>	Deferred

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=599154](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=599154)

This application was deferred for completion of consultation on revised proposals.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2364/17
<b>SITE ADDRESS:</b>	Rozel Loughton Lane Theydon Bois Essex CM16 7JY
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Construction of new chalet bungalow in land to rear of Rozel
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=599155](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=599155)

**REASON FOR REFUSAL**

- 1 By reason of its bulk, height and siting in close proximity to the site boundary with Branscombe, Loughton Lane, the proposed dwelling would appear excessively overbearing when seen from Branscombe, causing significant harm to outlook from the relatively large adjacent area of its' rear garden. As a consequence, the proposal would cause excessive harm to the living conditions of Branscombe, contrary to Local Plan and Alterations policy DBE9 and Draft Local Plan Submission Version 2017 policy DM9, which are consistent with the National Planning Policy Framework.

**Way Forward**

Members considered a revised proposal of significantly reduced height and bulk that is set significantly further away from the site boundary with Branscombe would be likely to address the reason for refusal.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/2388/17
<b>SITE ADDRESS:</b>	47 Sunnyside Road Epping Essex CM16 4JW
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a detached three bedroomed dwelling with associated car parking and the creation of two parking spaces and a new crossover
<b>DECISION:</b>	Refuse Permission

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

[http://planpub.eppingforestdc.gov.uk/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=599223](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=599223)

**REASON FOR REFUSAL**

- 1 By reason of its bulk, height and siting at higher level in close proximity to the site boundary with 45 Sunnyside Road and by reason of its projection rear of the rear elevation of 45 Sunnyside Road, the proposed dwelling would appear excessively overbearing when seen from 45 Sunnyside Road, causing significant harm to outlook from windows in its flank and rear elevation. As a consequence, the proposal would cause excessive harm to the living conditions of 45 Sunnyside Road, contrary to Local Plan and Alterations policy DBE9 and Draft Local Plan Submission Version 2017 policy DM9, which are consistent with the National Planning Policy Framework.
- 2 By reason of its height, depth and siting in relation to the houses at 45 and 47 Sunnyside Road, the proposal would appear excessively cramped within the application site, having a poor relationship to its immediate neighbours and disrupting the relationship between them. As a consequence the proposal would appear incongruous within the street scene, causing significant harm to the character and appearance of the locality, contrary to Local Plan and Alterations policy DBE10 and Draft Local Plan Submission Version 2017 policy DM9, which are consistent with the National Planning Policy Framework.

**Way Forward**

Following consideration, Members concluded there is no way forward for the proposal.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/2564/17
<b>SITE ADDRESS:</b>	Spain End The Street Willingale Ongar Essex CM5 0SJ
<b>PARISH:</b>	Willingale
<b>WARD:</b>	High Ongar, Willingale and the Rodings
<b>DESCRIPTION OF PROPOSAL:</b>	New front railings with vehicular and pedestrian gates with two new rendered piers either side of the vehicular gates to replace the existing railings and gates
<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/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=600137](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=600137)

**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 tree protection, methodology for construction adjacent to trees, new landscaping and Arb site supervision shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement unless the Local Planning Authority gives its prior written approval to any alterations. Tree protection shall be implemented as shown on Moore Partners Ltd drawing number MP/SPE/01 dated 04/12/2017. The replacement hedging shall be planted in the position shown on drawing number 1617/28D hereby approved within three months of the railings being erected unless agreed in writing by the Local Planning Authority.
- 3 Materials to be used for the external finishes of the proposed development shall match those of the existing railings and building as stated in section 8 of the submitted application form, unless otherwise agreed in writing by the Local Planning Authority.

**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/2748/17
<b>SITE ADDRESS:</b>	Part of Popplewell Coachworks Popplewells Coach Works Ltd High Road Thornwood North Weald Essex CM16 6LP
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use to Class B8 (Storage or Distribution) with ancillary trade counter, together with minor external alterations.
<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/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=601013](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=601013)

**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 hereby permitted will be completed strictly in accordance with the approved drawings nos: Unnumbered Location Plan, 01-layout\_EXP3, 02-Layout\_PR-P3-R!, 03-Elev\_EX-P3, 04-Elev\_PR-P3.
- 3 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents (staff) and visitors vehicles.
- 4 The turning area shown on the approved plans shall be provided prior to the first occupation of the site and retained thereafter free of obstruction to enable a vehicle to turn and leave in a forward gear.
- 5 No deliveries to the site shall be made by vehicles exceeding 13.4metres in length.
- 6 No deliveries to or from the application site shall take place on Sundays and bank holidays.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/2869/17
<b>SITE ADDRESS:</b>	Rear of 8 to 22 Institute Road Coopersale Epping Essex CM16 7QY
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of temporary advertisements. 1 no. stack sign to site frontage, 1 no. spirit banner/fascia to flank of no. 22 Institute Road
<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/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=601553](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=601553)

**CONDITIONS**

- 1 The proposed temporary development must be removed from the site on or before 20/12/2018.