

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 25 November 2020
East

Place: Virtual Meeting on Zoom **Time:** 7.00 - 8.35 pm

Members Present: P Keska (Chairman), H Brady (Vice-Chairman), N Bedford, P Bolton, L Burrows, I Hadley, S Jones, C McCredie, J McIvor, R Morgan, J Philip, P Stalker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors: None.

Apologies: M McEwen and B Rolfe

Officers Present: J Godden (Heritage, Enforcement & Landscaping Team Manager), A Marx (Development Manager Service Manager (Planning)), V Messenger (Democratic Services Officer), A Hendry (Democratic Services Officer) and S Kits (Lead Corporate Communications Officer - People)

49. 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.

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 28 October 2020 be taken as read and signed by the Chairman as a correct record.

52. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Members' Code of Conduct, Councillor C McCredie declared a non-pecuniary interest in the following item of the agenda by virtue of being a member of Epping Town Council's Planning and General Purposes Committee, but she not been present at the meeting this application had been

considered. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2118/20 – 91 Bower Hill, Epping CM16 7AW

53. ANY OTHER BUSINESS

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

54. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

55. SITE VISITS

There were no formal site visits requested by the Sub-Committee.

The Sub-Committee Members noted that, for the duration of the coronavirus pandemic, any planning applications deferred for a site visit at an Area Planning Sub-Committee would be automatically referred to the District Development Management Committee (or Council) for determination.

56. PLANNING APPLICATION - EPF/1365/20 27 BLACKACRE ROAD, THEYDON BOIS

APPLICATION No:	EPF/1365/20
SITE ADDRESS:	27 Blackacre Road Theydon Bois Epping CM16 7LT
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Proposed two storey front, side and rear extensions. New first floor & roof structure with new 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/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=638615

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 and retained strictly in accordance with the approved drawings numbers:TS20-194-1, TS20-194-2, TS20-194-3, TS20-194-4, TS20-194-5, 01 and 02 Rev D.
- 3 The window opening(s) in the flank elevation(s) at first floor level and above, shall be entirely fitted with obscured glass with a minimum Level 3 obscurity 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 Access to the flat roof over the single storey extension (Southeast corner) hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, (or any other order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Classes A and B of Part 1 of Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 No ground works shall take place until full details of the levels, showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of the approved development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels.

57. PLANNING APPLICATION - EPF/1834/20 MEADOW VIEW, LAND ADJACENT TO, BOURNEBRIDGE LANE, STAPLEFORD ABBOTTS

APPLICATION No:	EPF/1834/20
SITE ADDRESS:	Meadow View, Land Adjacent To Bournebridge Lane Stapleford Abbots RM4 1LU
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Proposed crossover.
DECISION:	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=640861

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 and retained strictly in accordance with the approved drawings numbers: JND/1050/10 and JND/1050/11.
- 3 Prior to first use of the proposed access by vehicular traffic, a 2m wide parallel band visibility splay, as measured from and along the nearside edge of the carriageway, across the entire site frontage shall be provided, and shall remain clear to ground level in perpetuity.
- 4 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary.
- 5 Any gates provided at the vehicular access shall be inward opening only and shall be set back a minimum of 6 metres from the back edge of the carriageway.

58. PLANNING APPLICATION - EPF/2007/20 Highbury Cottage, 51 Coppice Row, Theydon Bois

APPLICATION No:	EPF/2007/20
SITE ADDRESS:	Highbury Cottage 51 Coppice Row Theydon Bois Epping CM16 7DL
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Kellie Holland
DESCRIPTION OF PROPOSAL:	Rear first floor infill to extend existing bedroom.
DECISION:	Deferred to DDMC

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=641773

DEFERRED

DDMC on a minority reference.

59. PLANNING APPLICATION - EPF/2118/20 91 BOWER HILL, EPPING

APPLICATION No:	EPF/2118/20
SITE ADDRESS:	91 Bower Hill Epping CM16 7AW
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Demolition of existing conservatory. Erection of new single storey rear extension. Conversion of existing loft space and new rear dormer window. Associated internal amendments.
DECISION:	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=64221

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 and retained strictly in accordance with the approved drawing numbers: PL001, PL002, PL003, PL004, PL005, PL006, PL007, PL101, PL102, PL103, PL104, PL105, PL106 and PL107
- 3 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.
- 4 The window opening in the South flank elevation of the proposed rear dormer shall be entirely fitted with obscured glass with a minimum Level 3 obscurity 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.

CHAIRMAN

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