

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: District Development Management Committee **Date:** 20 January 2021

Place: Virtual Meeting on Zoom **Time:** 7.00 - 7.20 pm

Members Present: S Jones (Chairman), B Rolfe (Vice-Chairman), H Brady, D Dorrell, I Hadley, S Heap, H Kane, H Kauffman, J Lea, R Morgan, J Philip, C C Pond, J M Whitehouse and C P Pond

Other Councillors: -

Apologies: C Roberts

Officers Present: A Marx (Development Manager Service Manager (Planning)), R Perrin (Democratic and Electoral Services Officer), P Seager (Chairman's Officer) and G Woodhall (Team Manager - Democratic & Electoral Services)

54. WEBCASTING INTRODUCTION

On behalf of the Chairman, the Team Manager for Democratic & Electoral Services reminded everyone present that the meeting would be broadcast live to the internet and would be capable of repeated viewing, which could infringe their human and data protection rights.

55. ADVICE FOR PUBLIC & SPEAKERS AT PLANNING COMMITTEES

The Chairman welcomed members of the public to the meeting and outlined the procedures adopted by the Council to enable members of the public to address the Committee. The Committee noted the advice provided for the public and speakers in attendance at meetings of the Council's planning committees.

56. SUBSTITUTE MEMBERS

The Committee was advised that the following substitute members had been appointed for the meeting:

- (a) Councillor C P Pond for Councillor C Roberts.

57. DECLARATIONS OF INTEREST

There were no declarations of interest made by members of the Committee, pursuant to the Council's Code of Member Conduct.

58. MINUTES

The Team Manager for Democratic & Electoral Services reported that, due to the Christmas break, there had been insufficient time to get the minutes of the last

meeting held on 21 December 2020 published in time for this meeting. The Committee was reassured that the minutes had now been drafted and would be agreed at the next meeting.

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

The Service Manager for Development Management reminded the Committee that a briefing note had been prepared to ensure that a consistent approach was taken to the provision of planning policy advice, following the publication of the Epping Forest District Local Plan Submission Version on 18 December 2017. Members were advised that the primary purpose of the briefing note was to inform development management activities and to provide assistance for Councillors, Officers, Applicants, Planning Agents and other persons involved in the development management process.

Resolved:

- (1) That the Planning Policy Briefing Note for the Epping Forest District Local Plan Submission Version, be noted.

60. PLANNING APPLICATION EPF/2007/20 - HIGBURY COTTAGE, 51 COPPICE ROW, THEYDON BOIS

The Service Manager for Development Management, A Marx, presented a report for a proposed rear first floor infill to extend the existing bedroom. This application had previously been considered by Area Plans Sub-Committee East on 25 November 2020 with a recommendation to grant planning permission. The application was granted permission by the Sub-Committee but was then referred to this Committee for a final decision by way of a minority reference under Article 10 of the Constitution.

A Marx stated that the application site consisted of a semi-detached dwelling, located within the built-up area of Theydon Bois. The building was not listed and the site was not in either the Metropolitan Green Belt or a Conservation Area. The proposal was for a rear first floor infill to extend an existing bedroom.

Planning Officers had concluded that the proposed development would not result in a material impact on the neighbour that would make their living conditions unbearable, as the loss of light to the window highlighted by the neighbour was in fact a bathroom, and therefore a non-habitable room. In addition, there were no flank windows proposed so there would be no material loss of privacy. Therefore, Officers had recommended that planning permission be granted.

The Committee noted the summary of representations that had been received for this application, which consisted of an objection from the neighbour on the basis of loss of light and overlooking, and an objection from the Parish Council citing similar reasons. The Committee heard from the Applicant before proceeding to debate the application.

The ward member for the site, Cllr J Philip, explained to the Committee that when the application was considered at Area Plans Sub-Committee East, it was not clear what the use of the room next door was. However, the Councillor believed that the situation was now a lot clearer and that the room was a bathroom. Consequently, Cllr Philip supported the Officer's recommendation to grant planning permission.

Resolved:

(1) That permission for planning application EPF/2007/20 at Highbury Cottage in Coppice Row, Theydon Bois be granted, subject to the following conditions:

1...The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice. Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2...The development hereby permitted will be completed and retained strictly in accordance with the approved drawings numbers: 100/001, 100/002, 100/003, 100/004, 100/005, 100/200 and 100/201. Reason: To ensure the proposal is built in accordance with the approved drawings.

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. Reason: To safeguard the visual amenities of the locality, in accordance with policy DBE10 of the adopted Local Plan and Alterations 1998 & 2006, policy DM9 of the Local Plan Submission Version 2017, and the NPPF 2019.

61. ANY OTHER BUSINESS

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

62. EXCLUSION OF PUBLIC AND PRESS

The Committee noted that there was no business which necessitated the exclusion of the public and press from the meeting.

CHAIRMAN

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