

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

**Committee:** Area Planning Subcommittee East    **Date:** 22 July 2009

**Place:** Council Chamber, Civic Offices, High Street, Epping    **Time:** 7.30 - 8.15 pm

**Members Present:** M Colling (Chairman), G Pritchard (Vice-Chairman), A Boyce, Mrs D Collins, Mrs A Grigg, Ms J Hedges, D Jacobs, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, C Whitbread and J M Whitehouse

**Other Councillors:** -

**Apologies:** R Frankel, A Green, Mrs H Harding and Mrs J H Whitehouse

**Officers Present:** J Shingler (Senior Planning Officer), R Perrin (Democratic Services Assistant) and G J Woodhall (Democratic Services Officer)

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### **19. 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.

### **20. 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.

### **21. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 1 July 2009 be taken as read and signed by the Chairman as a correct record.

### **22. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor M Colling declared a personal interest in the following item of the agenda by virtue of living in the vicinity of the application. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0116/09 19-23 High Street, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Hedges declared a personal interest in the following item of the agenda by virtue of being a member of Epping Town Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0116/09 19-23 High Street, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda to avoid any further possible public misinterpretation of his position and declared that he did not have any kind of involvement in the development of the site. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0116/09 19-23 High Street, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a personal interest in the following item of the agenda, by virtue of being a member of Theydon Bois Parish Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0984/09 Indian Ocean Restaurant, Coppice Row, Theydon Bois.

(e) Pursuant to the Council's Code of Member Conduct, Councillor G Pritchard declared a personal interest in the following item of the agenda, by virtue of being an occasional customer at the premises. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0984/09 Indian Ocean Restaurant, Coppice Row, Theydon Bois.

### **23. ANY OTHER BUSINESS**

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

### **24. DEVELOPMENT CONTROL**

#### **RESOLVED:**

That the planning applications numbered 1 – 4 be determined as set out in the schedule attached to these minutes.

### **25. 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**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0857/09
<b>SITE ADDRESS:</b>	Gaynes Park Mansions Coopersale Epping CM16 7RJ
<b>PARISH:</b>	Theydon Garnon
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/33/91 T31 and T35 Ash, T32 ,T33, T34 and T37 Sycamore - Fell Ash adjacent to side elevation - Fell Sycamore adjacent to 2 Japanese Maples - Fell Sycamore adjacent to T160 and T161 - Crown lift to give 2m clearance over maple Sycamore adjacent to T161 - Fell
<b>DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
  
- 2 Replacement trees (Tulip Trees or Liquidamber), of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted, and shall be inspected by the Local Planning Authority and agreed to be in accordance with the details prior to implementation of the felling hereby agreed, unless varied with a written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies, or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0116/09
<b>SITE ADDRESS:</b>	19-23 High Street Epping Essex CM16 4AY
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Installation of electricity sub-station to comply with utility company (EDF) requirements in connection with approved sheltered housing development.
<b>DECISION:</b>	Refuse Permission

2 further comments received (from 6 & 7 Beech Place) along with photos from occupants of Nos 6 & 7 Beech Place were brought to the attention of Members.

**REASON FOR REFUSAL**

- 1 The proposed building due to its height and bulk and its siting close to the boundaries of adjacent residential properties will have an overbearing visual impact, harmful to the residential amenity of the occupants of 5, 6 and 7 Beech Place, contrary to policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0801/09
<b>SITE ADDRESS:</b>	Richmond Bournebridge Lane Stapleford Abbots Romford Essex RM4 1LT
<b>PARISH:</b>	Stapleford Abbots
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey front extensions and alterations.
<b>DECISION:</b>	Refuse Permission

Members in considering the proposal were concerned by the fact that the first floor and roof of the proposed extension would be significantly more bulky than the hipped design of the adjacent property, Kia Ora, such that the front gable at the ridge level would be some 3.9m forward of the existing roof of the building, about 2.9m forward of the top of the hipped roof of Kia Ora.

Given the limited gap between Richmond and Kia Ora, (which are currently of similar design and set only 1.050m apart) Members considered that the increased bulk would result in the development being excessively prominent within the street scene and make it appear forward of the building line of this part of the street, to the detriment of the character and amenity of the street scene. Additionally there was concern that this additional bulk and massing would result in loss of light to the front bedroom window of Kia Ora, which would be significantly harmful to the residential amenity of the occupants of that property.

**REASON FOR REFUSAL**

- 1 The proposed development, by reason of the increased bulk and massing at first floor level as a result of the change from a half hip design to a gable design will be prominent and overbearing, resulting in an adverse impact on the amenities of the occupiers of the adjacent dwelling, Kia-Ora, and on the character and appearance of the area, contrary to policies DBE9 and DBE10 of the Adopted Local Plan and Alterations.

**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0984/09
<b>SITE ADDRESS:</b>	Indian Ocean Restaurant Coppice Row Theydon Bois Epping Essex CM16 7ES
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Illuminated fascia sign
<b>DECISION:</b>	Grant Permission (With Conditions)

**CONDITIONS**

- 1 The level of luminance for the sign hereby approved shall not exceed 600 candelas per sq.m. or the illumination level of the sign it is to replace, whichever is the lesser.
- 2 The sign hereby approved shall not be illuminated when the restaurant is closed.