

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

**Committee:** Area Planning Subcommittee East   **Date:** 22 June 2011

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 8.40 pm

**Members Present:** A Boyce (Chairman), K Avey, W Breare-Hall, Mrs D Collins, P Gode, Mrs A Grigg, D Jacobs, P Keska, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, G Waller, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

**Other Councillors:** None.

**Apologies:** Mrs S Jones

**Officers Present:** J Shingler (Principal Planning Officer), R Martin (Website Assistant) and G J Woodhall (Democratic Services Officer)

---

### **10. 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.

### **11. 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.

### **12. MINUTES**

**Resolved:**

(1) That the minutes of the meeting held on 25 May 2011 be taken as read and signed by the Chairman as a correct record.

### **13. ELECTION OF VICE-CHAIRMAN**

In the absence of Cllr Mrs S Jones, who had tendered her apologies, the Chairman requested nominations for the role of Vice-Chairman from the Sub-Committee.

**Resolved:**

(1) That Councillor R Morgan be elected Vice-Chairman for the duration of the meeting.

**14. DECLARATIONS OF INTEREST**

(a) 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/0624/11 Delafords Cottage, Theydon Road, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda, by virtue of being well acquainted with both the Objector and Applicant. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0624/11 Delafords Cottage, Theydon Road, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following item of the agenda, by virtue of being a member of Sheering 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/0697/11 69 Sheering Lower Road, Sheering.

(d) Pursuant to the Council's Code of Member Conduct, Councillors K Avey, W Breare-Hall and J M Whitehouse declared a personal interest in the following item of the agenda, by virtue of being a member of Epping Town Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0911/11 8 Holly Cottages, Bell Common, Epping.

(e) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda, by virtue of being well acquainted with the Applicant. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0911/11 8 Holly Cottages, Bell Common, Epping.

**15. ANY OTHER BUSINESS**

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

**16. DEVELOPMENT CONTROL****Resolved:**

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

**17. 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**

This page is intentionally left blank

## Report Item No: 1

<b>APPLICATION No:</b>	EPF/0624/11
<b>SITE ADDRESS:</b>	Delafords Cottage Theydon Road Epping Essex CM16 4EE
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Continued use of Delafords Cottage as a separate residential dwelling. Vehicular access to the south of Delafords as a joint vehicular access for Delafords Cottage and Delafords.
<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/Anitelm.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=526783](http://planpub.eppingforestdc.gov.uk/Anitelm.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=526783)

The case officer explained that the report and conditions incorrectly assumed that the unit had not been sold off. The unit has, in fact, already been sold and is in occupation as a separate dwelling. The conditions therefore were amended to reflect this.

### 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. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A, B, or E shall be undertaken at either Delafords outlined in blue on the application drawings or Delafords Cottage outlined in red on the application drawings, without the prior written permission of the Local Planning Authority.
3. Within 2 months of the date of this notice, the existing access to the north east of the site for Delafords Cottage, onto Theydon Road, shall be permanently closed, incorporating the reinstatement to full height kerbing, to the satisfaction of the Local Planning Authority.
4. Within 2 months of the date of this notice, details of fencing and planting to take place on the north east boundary of the Delafords Cottage site shall be submitted to and approved in writing by the Local Planning Authority and the fencing erected within 1 month of that approval, with planting to follow in the first planting season thereafter. The fencing and planting shall then be permanently maintained in accordance with the agreed details. The fencing and planting shall be located such that it does not cause any additional obstruction to sight lines of vehicles exiting the adjacent access to Waney Hill.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0697/11
<b>SITE ADDRESS:</b>	69 Sheering Lower Road Sheering Sawbridgeworth Hertfordshire CM21 9LG
<b>PARISH:</b>	Sheering
<b>WARD:</b>	Lower Sheering
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed new dwelling and 2 no double garages. (Revised application)
<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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=527043](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527043)

**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. No development shall have taken place until details (photographic/documentary) of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
3. No development shall take place, including site clearance or other preparatory work, until full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) have been submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. The details of soft landscape works shall include plans for planting or establishment by any means and full written specifications and schedules of plants, including species, plant sizes and proposed numbers /densities where appropriate. If within a period of five years from the date of the planting or establishment of any tree, or shrub or plant, that tree, shrub, or plant or any replacement is removed, uprooted or destroyed or dies or becomes seriously damaged or defective another tree or shrub, or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

4. No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan and Arboricultural Method Statement in accordance with BS:5837:2005 (Trees in relation to construction) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved Tree Protection Plan and Arboricultural Method Statement unless the Local Planning Authority gives its written consent to any variation.
5. An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
6. No development shall take place until details of the surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
7. Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garages hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.
8. All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
9. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Class A, B and E shall be undertaken without the prior written permission of the Local Planning Authority.
10. Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
11. 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 07.30 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.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0911/11
<b>SITE ADDRESS:</b>	8 Holly Cottages Bell Common Epping Essex CM16 4EA
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Single storey side extension. Extension to the first floor rear elevation and a dormer window rear elevation.
<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/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=527737](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527737)

The Officer drew Members' attention to a further letter of objection from No. 6 Holly Cottages

**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. No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
3. Prior to first occupation of the development hereby approved, the proposed window opening(s) in the first floor south facing flank elevation, shall be entirely fitted with obscured glass 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.



**Report Item No: 4**

<b>APPLICATION No:</b>	EPF/0931/11
<b>SITE ADDRESS:</b>	36 Berwick Lane Stanford Rivers Ongar Essex CM5 9PZ
<b>PARISH:</b>	Stanford Rivers
<b>WARD:</b>	Passingford
<b>DESCRIPTION OF PROPOSAL:</b>	Enlargement and conversion of existing detached garage to form residential annexe.
<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/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=527811](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=527811)

Members considered that there were very special circumstances in this case with regard to the siting, size, setting, design and need for the unit which were sufficient to outweigh the harm to the Green Belt from the addition.

**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. No development shall have taken place until samples of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
3. The annexe hereby approved shall be occupied only as ancillary accommodation to the main house (36 Berwick Lane) and shall at no time be occupied, sold or let as an independent dwelling unit.

This page is intentionally left blank