

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 19 December 2012

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 10.04 pm

Members Present: A Boyce (Chairman), Mrs S Jones (Vice-Chairman), W Breare-Hall, 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:

Apologies: K Avey, Mrs H Brady and T Church

Officers Present: N Richardson (Assistant Director (Development Control)), C Neilan (Landscape Officer & Arboriculturist), M Jenkins (Democratic Services Assistant) and S G Hill (Senior Democratic Services Officer)

55. 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.

56. 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.

57. MINUTES

RESOLVED:

That the minutes of the meeting held on 28 November 2012 be taken as read and signed by the Chairman as a correct record.

58. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor G Waller declared a non pecuniary interest in the following item of the agenda by virtue of having discussed the report as Portfolio Holder for Safer, Greener and Highways. The Councillor advised that he would remain in the meeting for the duration of the discussion on the item and voting thereon:

- EPF/2255/12 51 Hornbeam Road, Theydon Bois, CM16 7JU

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M McEwen declared a non pecuniary interest in the following item of the agenda by virtue of living in the vicinity of the application and having dealt with neighbours there on occasion. The Councillor advised that she would remain in the meeting for the duration of the discussion on the item and voting thereon:

- EPF/1714/12 Orchard Villa, Norton Heath, High Ongar, Ingatestone, CM4 0LQ

(c) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a disclosable pecuniary interest in the following item of the agenda by virtue of having arranged functions at the venue. The Councillor advised that he would leave the meeting for the duration of the item and voting thereon:

- EPF/2513/11 Mulberry House, Chelmsford Road, High Ongar, CM5 9NL

59. ANY OTHER BUSINESS

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

60. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 14 be determined as set out in the schedule attached to these minutes.

61. 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

APPLICATION No:	EPF/1871/12
SITE ADDRESS:	89 Theydon Grove Epping Essex CM16 4PZ
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr Nicholas Conlan
DESCRIPTION OF PROPOSAL:	TPO/EPF/16/01 T1 - Mulberry - Fell
DECISION:	Refused Permission

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=541932

REASON FOR REFUSAL

- 1 Although it is recognised that the mulberry's fruit causes a range of seasonal problems this is not sufficient to justify the loss of its visual and other amenity. The loss of the tree's existing and potential amenity is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations..

Report Item No: 2

APPLICATION No:	EPF/2083/12
SITE ADDRESS:	44 Ladywell Prospect Sheering Harlow Essex CM21 9PT
PARISH:	Sheering
WARD:	Lower Sheering
DESCRIPTION OF PROPOSAL:	TPO/EPF/07/06 T1 - Birch - Fell
DECISION:	Refused Permission

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=542877

REASON FOR REFUSAL

- 1 Insufficient details have been provided to allow a proper examination of the likely impact of continued retention of the tree on the property. The loss of the tree's existing and potential visual amenity is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations..

Report Item No: 3

APPLICATION No:	EPF/2176/12
SITE ADDRESS:	65 Hemnall Street Epping Essex CM16 4LZ
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	TPO/EPF/32/08 T6 - Cherry Plum - Fell
DECISION:	Granted 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=543237

CONDITIONS

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted prior to the implementation of the felling hereby agreed, unless varied with the 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, dies or becomes seriously damaged or defective another tree 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.

Report Item No: 4

APPLICATION No:	EPF/2255/12
SITE ADDRESS:	51 Hornbeam Road Theydon Bois Epping Essex CM16 7JU
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	TPO/EPF/04/12 T2 - Oak - Fell
DECISION:	Refused Permission

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=543540

REASON FOR REFUSAL

- 1 The report on which the application is based does not support the felling of the tree. The loss of the tree's visual amenity has not been demonstrated to be necessary or justified and is therefore contrary to policy LL9 of the Council's Adopted Local Plan and Alterations..

Report Item No: 5

APPLICATION No:	EPF/2261/12
SITE ADDRESS:	Inverellen 62 Hoe Lane Lambourne Romford Essex RM4 1AU
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	TPO/EPF/06/08 T1 - Willow - Fell
DECISION:	Granted 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=543580

CONDITIONS

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing and in advance by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the 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, dies or becomes seriously damaged or defective another tree 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.
- 2 The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

Report Item No: 6

APPLICATION No:	EPF/2513/11
SITE ADDRESS:	Mulberry House Chelmsford Road High Ongar Essex CM5 9NL
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Amended Masterplan proposal (including revised car park arrangement and landscaping proposals) for the demolition of structures including (chalet bedroom wing (17 Rooms), various outbuildings and hard standings associated with temporary marquee). Erection of replacement building to provide dining room, dedicated kitchen, reception lounge, 25 guest bedrooms and basement containing meeting room, office, gym and plant room. (Associated car parking and landscaping)
DECISION:	Deferred

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=533513

This item was deferred by the Committee in order that a Members site visit can take place before reporting this application back to the next meeting of the Committee.

Report Item No: 7

APPLICATION No:	EPF/1245/12
SITE ADDRESS:	1 Ivy Cottage Mews Theydon Park Road Theydon Bois Epping Essex CM16 7LW
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Erection of sliding gates across vehicular access at front of site, removal of section of infected hedge and planting of replacement hedge.
DECISION:	Refused Permission

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=538799

REASON FOR REFUSAL

- 1 The proposed gate would be harmful to the visual amenities of the street in a local area characterised by open entrances to driveways and therefore it will be contrary to policy DBE9 of the Adopted Local Plan and Alterations.

POSITIVE & PROACTIVE STATEMENT:

The Local Planning Authority in acting positively and proactively recommend that the applicant considers the Theydon Bois Village Design Statement as a potential way forward in treating the front of this site.

Report Item No: 8

APPLICATION No:	EPF/1395/12
SITE ADDRESS:	Rear of Woodside Camp Site Weald Place Farm 9 Duck Lane North Weald Bassett Epping Essex
PARISH:	North Weald Bassett
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Change of use of grazing area to manege.
DECISION:	Granted 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=539505

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: Site Plan date stamped 20/07/12, The additional Site Plan received 29/10/12, Site B plan date stamped 20/07/12.
- 3 Materials to be used for the proposed manege shall match those specified within the applicant's letter dated 29/10/12. For clarity, the surface material shall be sand and recycled rubber contained within a permeable membrane, and the fencing shall be a 1.2m (4ft) high timber post and rail fence, unless otherwise agreed in writing by the Local Planning Authority
- 4 The manege hereby permitted shall be used solely in conjunction with horses kept permanently at the site known as Weald Place Farm, Duck Lane, and shall not be used by horses brought onto the site for competitions or events or with the primary purpose of using the manege.
- 5 No external lighting shall be installed without the prior written approval of the Local Planning Authority.

Report Item No: 9

APPLICATION No:	EPF/1433/12
SITE ADDRESS:	Land adj to Central House High Street Ongar Essex CM5 6AA
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Demolition of existing outbuilding and erection of new building consisting of 2 shops, and 5 flats.
DECISION:	Granted 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=539619

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 external finishes of the development hereby permitted shall match in material, colour, style, bonding and texture those of the existing building.
- 3 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: 621/01b; 621/06L; 621/09d
- 4 Prior to first occupation of the development the access shall be provided with a dropped kerb crossing with a minimum width of 5.5 metres.
- 5 Prior to first occupation of the development the existing access to the north shall be suitably and permanently closed as shown in principle on drawing no.621/06 Rev L, dated 20 July 2012,, to include the removal of the redundant radius kerbing, the reinstatement to full height of the dropped kerbing, and the resurfacing of the footway, to the satisfaction of the Local Planning Authority in consultation with the Highway Authority.
- 6 The proposed development shall not be occupied until such time as the vehicle parking area indicated on the approved plans, including any parking spaces for the mobility impaired, has been hard surfaced, sealed and marked out in parking bays. The vehicle parking area shall be retained in this form at all times. The vehicle parking shall not be used for any purpose other than the parking of vehicles that are related to the use of the development unless otherwise agreed with the Local Planning Authority.

- 7 Prior to commencement of the development details showing the means to prevent the discharge of surface water from the development onto the highway shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out in its entirety prior to the access becoming operational and shall be retained at all times.
- 8 No gates or other form of enclosure shall be erected or placed across the access.
- 9 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision of a Travel Information and Marketing Pack for sustainable transport, approved by Essex County Council.
- 10 Prior to the installation of the refuse and cycle stores, details of these structures shall be submitted to the Local Planning Authority for approval in writing. The stores shall be installed, in accordance with the agreed detail, prior to the first occupation of the building hereby approved.

Report Item No: 10

APPLICATION No:	EPF/1434/12
SITE ADDRESS:	Land adj to Central House High Street Ongar Essex CM5 6AA
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Grade II listed building application for the demolition of existing outbuilding and erection of new building consisting of 2 shops, and 5 flats.
DECISION:	Granted 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=539620

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Samples of the types and details of colours of all the external finishes, including shall be submitted for approval in writing by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.
- 3 Additional drawings that show details of proposed new windows, doors, rooflights, eaves, verges, fascias, cills, structural openings and junctions with the existing building, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.
- 4 Prior to the undertaking of any works to demolish the existing building, a full photographic record of the building should be submitted to the Local Planning Authority.

Report Item No: 11

APPLICATION No:	EPF/1714/12
SITE ADDRESS:	Orchard Villa Norton Heath High Ongar Ingatestone Essex CM4 0LQ
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Single storey summer house and deck (revised application to incorporate pitched roof and alterations to elevations).
DECISION:	Refused Permission

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=541069

REASON FOR REFUSAL

- 1 The proposed revised development would have a harmful effect upon the amenities of Bright Cottage, Norton Heath, by reason of loss of privacy and light, and noise and light pollution, contrary to policy DBE9 of the Adopted Local Plan and Alteration.

POSITIVE AND PROACTIVE STATEMENT:

The Committee suggested the following way forward through the submission of a new planning application:-

Turning the summer house through 90 degrees and siting it further away from Bright Cottage in the position of the derelict greenhouse so that the rear elevation faces Bright Cottage and the decked area is on the opposite front elevation.

Report Item No: 12

APPLICATION No:	EPF/1905/12
SITE ADDRESS:	63 Weald Bridge Road North Weald Essex CM16 6ES
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Construction of a one bedroom annexe in rear garden.
DECISION:	Granted 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=542097

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 annexe hereby approved shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied or sub-divided off as a unit separately from the dwelling known as 63 Weald Bridge Road.
- 3 No construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.
- 4 No vehicular access shall be provided into the rear garden area of this property to serve the development hereby permitted.
- 5 Before commencement of the development hereby permitted, details of soft landscaping and planting to provide screening on both side boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. The details as agreed shall be planted before first occupation and retained thereafter. Should the planting die, become diseased or be damaged, it shall be replaced to the same details as previously approved.

Report Item No: 13

APPLICATION No:	EPF/1924/12
SITE ADDRESS:	261 High Street Epping Essex CM16 4BT
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Conversion of office space (disused) into 3 no. self contained flats and alterations to existing bedsits into a single self contained flat.
DECISION:	Deferred

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=542180

This item was deferred to allow Members of the Committee to carry out a site visit before the application is reported back to the next Committee.

Report Item No: 14

APPLICATION No:	EPF/1938/12
SITE ADDRESS:	261 High Street Epping Essex CM16 4BT
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Grade II listed building application for the conversion of office space (disused) into 3 no. self contained flats and alterations to existing bedsits into a single self contained flat.
DECISION:	Deferred

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=542243

This item was deferred to allow Members of the Committee to carry out a site visit before the application is reported back to the next Committee.

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