

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

**Committee:** Area Planning Subcommittee East   **Date:** 9 October 2013

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 9.10 pm

**Members Present:** Mrs S Jones (Chairman), P Keska (Vice-Chairman), Mrs H Brady, P Gode, D Jacobs, R Morgan, J Philip, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

**Other Councillors:**

**Apologies:** K Avey, W Breare-Hall, A Boyce, T Church and Mrs A Grigg

**Officers Present:** J Shingler (Principal Planning Officer), C Neilan (Landscape Officer & Arboriculturist), J Leither (Democratic Services Assistant) and S G Hill (Senior Democratic Services Officer)

### **52. 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.

### **53. 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.

### **54. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 18 September 2013 be taken as read and signed by the Chairman as a correct record.

### **55. DECLARATIONS OF INTEREST**

(a) 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 previously involved in a business transaction regarding the property. The Councillor had determined that his interest was non-pecuniary and indicated that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1527/13 11 Bower Hill, Epping

(b) Pursuant to the Council's Code of Member Conduct, Councillors S Jones and J Phillips declared a personal interest in the following item of the agenda, by virtue of the objector being known to the Councillors. The Councillors had determined that their interests were non-pecuniary and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1667/13 39 Dukes Avenue, Theydon Bois

**56. ANY OTHER BUSINESS**

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

**57. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 – 6 be determined as set out in the schedule attached to these minutes.

**58. 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/1634/13
<b>SITE ADDRESS:</b>	52 Tempest Mead North Weald Bassett Epping Essex CM16 6DY
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/40/98 T52 - Oak - Fell
<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=552433](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552433)

## CONDITIONS

- 1 A replacement tree of a species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted and inspected 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.
- 2 The Local Planning Authority must be given 5 working days notice in writing of the intended felling.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1730/13
<b>SITE ADDRESS:</b>	Bowes House High Street Ongar Essex CM5 9FB
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/01/00 G1 - Yew x 20 - Reduce height to approximately 3 metres as specified
<b>DECISION:</b>	Withdrawn from Agenda

**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=552870](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552870)

This item was withdrawn from the Agenda by officers to allow time for further negotiation.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/1527/13
<b>SITE ADDRESS:</b>	11 Bower Hill Epping Essex CM16 7AD
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing bungalow and erection of a new chalet bungalow.
<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=551922](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=551922)

**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 No's: 786.02, 786.03 and the submitted location plan.
- 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 development shall take place until details of foul and 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.
- 5 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 and B shall be undertaken without the prior written permission of the Local Planning Authority.
- 6 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 08.00 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.
- 7 No development shall take place until details of levels have been submitted to and approved in writing by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas.

The development shall be carried out in accordance with those approved details.

- 8 No development, including works of demolition or site clearance, shall take place until a Tree Protection Plan, Arboricultural Method Statement and site monitoring schedule in accordance with BS 5837:2012 (Trees in relation to design, demolition and construction - Recommendations) has been submitted to the Local Planning Authority and approved in writing. The development shall be carried out only in accordance with the approved documents unless the Local Planning Authority gives its written consent to any variation.
- 9 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.
- 10 No unbound material shall be used in the surface treatment of the vehicular access within 6 metres of the highway boundary of the site.
- 11 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.
- 12 The proposed window opening in the northern flank elevation at first floor level shall be 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/1577/13
<b>SITE ADDRESS:</b>	Tesco Stores Ltd 77 High Street Epping Essex CM16 4BA
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	New signage both illuminated and non-illuminated on and around the existing building.
<b>DECISION:</b>	Split Decision: Part Approved/Part Refused

**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=552093](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552093)

Members discussed all the proposed signage in some detail and felt that the two proposed side facing gable signs were both excessively large and harmful to the visual amenity of the area.

In addition they considered that the large vinyl panels proposed on the High Street frontage were, due to their size, materials and design, harmful to the visual amenity of the area.

Members also considered that the new vinyl window sign with the words 'Store Entrance This Way' located on the store entrance elevation was visually intrusive and harmful to amenity.

The remaining signage, including the proposed gantry signs, remaining vinyl sign and the general site signage were considered acceptable.

**REFUSE PERMISSION:**

- (a) The Branding Sign and Blip applied to larger backing panel on gable of High Street/Crows Road elevation.
- (b) The Branding Sign and Blip applied to larger backing panel on gable of store entrance elevation.
- (c) Vinyl 'Store Entrance This Way' sign on store entrance elevations.
- (d) 3 vinyl graphic panels applied to wall on High Street Elevations,

**REASON FOR REFUSAL**

- 1 The proposed illuminated branding signs (a) and (b) by reason of their excessive size and scale in relation to the gables and by reason of their design with excessive area of white background and internal illumination, are over prominent in the street scene and harmful in the street scene and harmful to the character and visual amenity of the area, contrary to DBE13 of the adopted Local Plan and Alterations.
- 2 The proposed vinyl signage (c) and (d) in these prominent positions on the building are of excessive size and prominence and detract from the visual amenity of the area, contrary to DBE13 of the adopted Local Plan and Alterations.

**GRANT PERMISSION (with conditions):**

All other signage shown on drawing nos. 8877(SG) 02, 8877(90)01, 8850(20)01 and 8877(SG)01

**CONDITIONS**

- 1 The level of luminance for the illuminated signage hereby approved shall not exceed 800 candelas per sq.m..



**Report Item No: 5**

<b>APPLICATION No:</b>	EPF/1667/13
<b>SITE ADDRESS:</b>	39 Dukes Avenue Theydon Bois Epping Essex CM16 7HG
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of two storey side extension and single storey rear extension. Demolition of existing single garage and erection of double garage.
<b>DECISION:</b>	Refuse 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=552651](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552651)

The case officer drew Members attention to a letter received from a Theydon Bois Tree Warden with regard to concerns over the impact of the development on the street trees.

Members considered that the proposed development would have an adverse impact on the open character of this part of Theydon Bois. Taking into account the slope of the road and the proximity of the development to the flank boundary, they considered that the extension would be visually intrusive in the street scene, particularly when viewed from Heath Drive. They took into account that there was no guarantee that the softening/screening impact of the current street trees could be relied on into the future, given that they were in poor health, and that in the absence of trees the extension would have even greater adverse impact.

Members discussed whether there was a potential way forward and it was suggested that the width of the proposed extension should be reduced to enable meaningful landscape planting to take place within the site to the side of the dwelling to soften the impact of the development.

**REASON FOR REFUSAL**

- 1 The proposed side addition, due to its overall width and bulk, and proximity to the boundary of the property with Heath Drive will be overdominant in the streetscene and harmful to the character of the area, contrary to policy DBE10 of the adopted Local Plan and Alterations.

**Report Item No: 6**

<b>APPLICATION No:</b>	EPF/1722/13
<b>SITE ADDRESS:</b>	Land adjacent to 171 High Road North Weald Bassett Epping Essex CM16 6EB
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of detached house with 4 bedrooms
<b>DECISION:</b>	Refuse 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=552836](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=552836)

In introducing this item the officer apologised that there is an error in the report in that the revised application drawings show the proposed dwelling to be sited slightly closer to the rear of No. 22 Princes Close than the scheme previously approved and this is not mentioned in the report.

Members considered the proposal and there was discussion regarding in particular highway safety issues and the impact on the neighbouring property number 22. Members accepted that in the absence of an objection from County Highways with regard to safety there were not grounds to refuse on that basis. Members however considered that with the alteration to the development and its siting and felt that due to its proximity to the rear of number 22 and its length along the shared boundary it would have an unacceptably overbearing impact and result in loss of outlook harmful to the residential amenity of the occupants of that property.

**REASON FOR REFUSAL**

- 1 The proposed dwelling, due to its scale and position in relation to the rear facing windows and garden of no 22 Princes Close, would be overbearing and result in an unacceptable loss of outlook, causing harm to the residential amenity of the occupants of that dwelling, contrary to policy DBE2 and DBE9 of the adopted Local Plan and Alterations.