

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 9 August 2017
East

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.58 pm
High Street, Epping

Members Present: S Jones (Chairman), P Keska (Vice-Chairman), N Avey, W Breare-Hall, R Morgan, B Rolfe, D Stallan, B Surtees, C Whitbread and H Whitbread

Other Councillors:

Apologies: N Bedford, A Boyce, A Grigg, M McEwen, J Philip, J H Whitehouse and J M Whitehouse

Officers Present: J Shingler (Principal Planning Officer), R Perrin (Democratic Services Officer), M Chwiedz (Performance Improvement Officer) and G J Woodhall (Senior Democratic Services Officer)

16. 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.

17. COUNCILLOR GARY WALLER

Following the recent sad news that Councillor Gary Waller had passed away, Members stood for a minute's silence in his memory.

18. 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.

19. MINUTES

RESOLVED:

That the minutes of the meeting held on 12 July 2017 be taken as read and signed by the Chairman as a correct record.

20. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor N Avey declared a personal non pecuniary interest in the following item of the agenda, by virtue of knowing the owners of 5 Stonards Hill, being the Chairman of the Epping Town Council's Planning Committee and knowing the Town Council's representative. The Councillor had determined he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0947/17 1-5 Stonards Hill, Epping

(b) Pursuant to the Council's Code of Member Conduct, Councillor P Keska declared a personal non pecuniary interest in the following item of the agenda, by virtue of being a member of Ongar Town Council. The Councillor had determined he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1400/17 41 Bowes Drive, Ongar

(c) Pursuant to the Council's Code of Member Conduct, Councillor B Surtees declared a personal non pecuniary interest in the following item of the agenda, by virtue of speaking to residents. The Councillor had determined he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1400/17 41 Bowes Drive, Ongar

21. ANY OTHER BUSINESS

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

22. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 8 be determined as set out in the schedule attached to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/0947/17
SITE ADDRESS:	1-5 Stonards Hill Epping Essex CM16 4QE
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Demolition of existing houses and construction of a new building to provide 28 no. 1 and 2 bedroom sheltered retirement apartments with parking, bin/buggy storage, communal space, access and landscaping.
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=593356

REASON FOR REFUSAL

- 1 The proposed development due to its forward position on the site, excessive height, bulk, massing and site coverage and its design, fails to respect its setting and results in an over dominant, unsympathetic change that is out of keeping with the character and visual amenity of the area and harmful to the streetscene and the quality of the area, contrary to policies CP3(v), CP7 and DBE1 of the adopted Local Plan and Alterations and para 64 of the National Planning Policy Framework.
- 2 The provision of just 12 car parking spaces within the site falls well below the 35 required by the adopted Essex Car Parking Standards, (1 space per unit, plus 0.25 space per dwelling for visitors) and whilst it is accepted that a lesser number may be appropriate due to the relatively sustainable town centre location the shortfall of 23 spaces is excessive, in this area of relatively high car ownership and in addition the spaces fail to meet the current adopted standard size. The development is therefore likely to result in additional inappropriate on street parking ,in an area of which already suffers from some parking stress and is contrary to policy ST6 of the Adopted Local Plan and Alterations.

The case officer pointed out an error in the Committee report and clarified that the site, whilst within the urban area is not an allocated potential housing site within the Draft Local Plan.

Way Forward

Members made it clear that there was no objection in principle to the redevelopment of the site for sheltered housing, but that the proposal should be significantly reduced in scale and sited further back within the site with a design more appropriate to the existing street scene. In addition the number and size of parking spaces needs to be increased in order to adequately meet the needs of future residents and visitors to the site.

Report Item No: 2

APPLICATION No:	EPF/0567/17
SITE ADDRESS:	9 Orchard Drive Theydon Bois Epping Essex CM16 7DH
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Single storey rear extension, two storey side extension, porch & elevational changes (revisions to EPF/0442/16).
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=592276

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 Materials to be used for the external finishes of the proposed development shall match those of the existing house, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Prior to first occupation of the development hereby approved, the proposed window openings in the side elevation, to the bathrooms, 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.
- 4 Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a seating area, roof garden, terrace, patio or similar amenity area.
- 5 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

APPLICATION No:	EPF/1170/17
SITE ADDRESS:	27 Barnfield Epping Essex CM16 6RL
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	The construction of new dormers to rear and flank of existing roof rooms to replace Velux roof windows.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=593998

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 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.

Report Item No: 4

APPLICATION No:	EPF/1397/17
SITE ADDRESS:	Willow House The Street Sheering Essex CM22 7LR
PARISH:	Sheering
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Erection of a new detached dwelling within as established residential curtilage. (Revised application to EPF/3040/16)
DECISION:	Refuse Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=594800

REASON FOR REFUSAL

- 1 The site is located within land designated as Metropolitan Green Belt where there is presumption against inappropriate development and the proposal does not fall within the list of exceptions to inappropriate development contained within paragraphs 89 and 90 of the National Planning Policy Framework. It does not constitute limited infilling of a village nor the limited infilling or the partial or complete redevelopment of previously developed site as it would have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. No very special circumstances or other considerations have been advanced that would outweigh the harm caused by the inappropriateness and the other harm identified, and the development would therefore conflict with Chapter 9 of the National Planning Policy Framework and Policies GB2A and GB7A of the Combined Policies of Epping Forest District Local Plan and alterations.

Members did not consider that there was a way forward on this site as it is not an infill site and any residential development would be contrary to policy.

Report Item No: 5

APPLICATION No:	EPF/1400/17
SITE ADDRESS:	41 Bowes Drive Ongar Essex CM5 9AX
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Rear extension, garage and loft conversion.
DECISION:	Deferred

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=594803

This item was deferred in order for a site visit to be carried out.

Report Item No: 6

APPLICATION No:	EPF/1414/17
SITE ADDRESS:	7 Harrison Drive North Weald Bassett Essex CM16 6JD
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Demolition of existing garage and erection of new 3 bed dwellinghouse.
DECISION:	Deferred

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=594856

This item was deferred for more information regarding parking layout and for a site visit.

Report Item No: 7

APPLICATION No:	EPF/1454/17
SITE ADDRESS:	91 Tower Road Epping Essex CM16 5EW
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Erection of a single storey rear extension. Roof conversion from hipped to gabled roof and rear dormer.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595055

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 Materials to be used for the external finishes of the proposed development shall match those shown on plan number 1605_03_01, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 8

APPLICATION No:	EPF/1471/17
SITE ADDRESS:	The Retreat Market Place Abridge Essex RM4 1AU
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Proposed erection of five 2 bed apartments with A1/A2 unit at ground floor.
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=595119

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 take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Planning Authority.
- 3 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.
- 4 No development shall take place until details of 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 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The parking of vehicles of site operatives and visitors

2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development
 4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
 5. Measures to control the emission of dust and dirt during construction, including wheel washing.
 6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
-
- 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 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.
 - 7 A scheme for recycling/disposing of waste resulting from demolition and construction works.
 - 8 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation of a Residential Travel Information Pack for sustainable transport, approved, approved by Essex County Council.
 - 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 The parking spaces shown to be provided on the approved plans, including the stacked spaces, shall be installed prior to the first occupation of any of the units hereby approved and shall thereafter be maintained in a usable condition and free of obstruction for the parking of residents and visitors.

This page is intentionally left blank