

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

**Committee:** Area Planning Sub-Committee **Date:** 18 October 2017  
West

**Place:** Council Chamber, Civic Offices, **Time:** 7.30 - 8.31 pm  
High Street, Epping

**Members Present:** G Shiell (Chairman), R Bassett, R Butler, D Dorrell, L Hughes, H Kane, S Kane, J Lea, A Mitchell and M Sartin

**Other Councillors:**

**Apologies:** E Webster, Y Knight and S Stavrou

**Officers Present:** J Godden (Principal Planning Officer (Heritage, Enforcement & Landscaping)), J Leither (Democratic Services Officer) and R Perrin (Democratic Services Officer)

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### **23. 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.

### **24. APPOINTMENT OF VICE-CHAIRMAN**

The nomination of Councillor M Sartin as the Vice-Chairman of this Area Planning Sub-Committee West meeting having been moved formally by Councillor R Bassett and seconded by Councillor H Kane, it was;

#### **RESOLVED:**

That Councillor M Sartin was duly elected as the Vice-Chairman for the duration of the meeting.

### **25. WELCOME AND INTRODUCTION**

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

### **26. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 16 August 2017 be taken as read and signed by the Chairman as a correct record.

**27. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Bassett declared a pecuniary interest in the following item of the agenda by virtue of being a Trustee of the Community Bus Service. The applicant has offered a financial contribution to reinstate the Community Bus service in Nazeing. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1956/17 Broxlea Nursery, Nursery Road, Nazeing, Essex EN9 2JE

(b) Pursuant to the Council's Code of Member Conduct, Councillor M Sartin declared a non-pecuniary interest in the following item of the agenda by virtue of being a District Council appointee to the Lee Valley Regional Park Authority. The Councillor had determined that her interests were not prejudicial and that they would remain in the meeting for the consideration of the item and voting thereon:

- EPF/1956/17 Broxlea Nursery, Nursery Road, Nazeing, Essex EN9 2JE

**28. ANY OTHER BUSINESS**

It was reported that there was no urgent business for consideration at the meeting.

**29. DEVELOPMENT CONTROL**

The Sub-Committee considered a schedule of applications for planning permission.

**RESOLVED:**

That the planning applications numbered 1 – 5 be determined as set out in the attached schedule to these minutes.

**CHAIRMAN**

## Report Item No: 1

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/1058/17  |
| <b>SITE ADDRESS:</b>            | The Vicarage<br>Epping Road<br>Epping Upland<br>Essex<br>CM16 6PN          |
| <b>PARISH:</b>                  | Epping Upland  |
| <b>WARD:</b>                    | Broadley Common, Epping Upland and Nazeing                                 |
| <b>DESCRIPTION OF PROPOSAL:</b> | Construction of double car port, triple garage and associated landscaping. |
| <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/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=593679](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=593679)

## 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 garage shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 If any tree, shrub or hedge shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.
- 4 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.

- 5 No development, including works of demolition or site clearance, shall take place until driveway details have been submitted to the Local Planning Authority and approved in writing. These shall consist of an above ground, no dig construction with a porous finish and included an Arboricultural supervision timetable. 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.

**Report Item No: 2**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/1820/17   |
| <b>SITE ADDRESS:</b>            | 7 Langland Place<br>Roydon<br>Harlow<br>Essex<br>CM19 5FS   |
| <b>PARISH:</b>                  | Roydon  |
| <b>WARD:</b>                    | Broadley Common, Epping Upland and Nazeing  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Construction of a detached outbuilding for use incidental to the enjoyment of the dwelling house. |
| <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/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=596775](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=596775)

**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 proposed development shall only be used as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as 7 Langland Place.

**Report Item No: 3**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/1956/17  |
| <b>SITE ADDRESS:</b>            | Broxlea Nursery<br>Nursery Road<br>Nazeing<br>Essex<br>EN9 2JE |
| <b>PARISH:</b>                  | Nazeing  |
| <b>WARD:</b>                    | Lower Nazeing  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Erection of 4 no. four bed houses and garages.                 |
| <b>DECISION:</b>                | Referred to District Development Management Committee          |

**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=597393](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=597393)

This application was referred to District Development Management Committee with a recommendation to approve.

**Report Item No: 4**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/1957/17                                     |
| <b>SITE ADDRESS:</b>            | 52 Barnard Acres<br>Nazeing<br>Essex<br>EN9 2LZ |
| <b>PARISH:</b>                  | Nazeing   |
| <b>WARD:</b>                    | Lower Nazeing                                   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Proposed two storey side extension              |
| <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/NIM\\_websearch/ExternalEntryPoint.aspx?SEARCH\\_TYPE=1&DOC\\_CLASS\\_CODE=PL&FOLDER1\\_REF=597394](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=597394)

**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.
- 3 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: 5**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/2183/17   |
| <b>SITE ADDRESS:</b>            | Meadow View<br>High Street<br>Roydon<br>Harlow<br>Essex<br>CM19 5EA |
| <b>PARISH:</b>                  | Roydon  |
| <b>WARD:</b>                    | Roydon  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Insert of roof windows to residential property                      |
| <b>DECISION:</b>                | Refuse Permission (Householder)                                     |

**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=598333](http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=598333)

**CONDITIONS**

- 1 By reason of their size, detailed design and poor positioning in the roof slope, the proposed dormer windows fail to respect the character and appearance of the existing building and will introduce an incongruous and detrimental feature into the Conservation Area. As the proposal fails to preserve or enhance the character and appearance of the Conservation Area, it is contrary to policies HC6 and HC7 of the Adopted Local Plan and with the objectives of the National Planning Policy Framework

Way Forward

Make the dormers smaller and ensure they are subservient to the ground floor windows