

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 17 January 2018
West

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.15 pm
High Street, Epping

Members Present: G Shiell (Chairman), E Webster (Vice-Chairman), D Dorrell, R Gadsby, L Hughes, H Kane and J Lea

Other Councillors:

Apologies: R Bassett, R Butler, S Kane, Y Knight, A Mitchell, M Sartin and S Stavrou

Officers Present: J Godden (Principal Planning Officer (Heritage, Enforcement & Landscaping)), R Perrin (Democratic Services Officer) and P Seager (Chairman's Secretary)

43. 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.

44. 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.

45. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 13 December 2018 be taken as read and signed by the Chairman as a correct record.

46. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Gadsby declared personal interest in agenda items 7 (2) (EPF/2878/17) Land at Epping Long Green, Epping Green, Epping by virtue of knowing the Applicant. The Councillor declared that her interests was prejudicial and indicated that she would leave the meeting during the consideration and voting on the item.

47. ANY OTHER BUSINESS

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

48. DEVELOPMENT CONTROL

The Chairman advised that she had reordered the applications on the agenda, to enable items 3 and 4 to be considered first.

RESOLVED:

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

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2413/17
SITE ADDRESS:	1 Bentons Cottages Middle Street Nazeing Essex EN9 2LN
PARISH:	Nazeing
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Proposed new access at 90 degrees to main road
DECISION:	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=599395

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

Report Item No: 2

APPLICATION No:	EPF/2878/17
SITE ADDRESS:	Land at Epping Long Green Epping Green Epping Essex CM16 6QN
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Change of use of land from agriculture to horse keeping and erection of stables, fencing, concrete hardstandings and ancillary works
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=601593

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 Location Plan and drawing no: 3044/1
- 3 Materials to be used for the external finishes of the proposed development shall match those specified within the submitted application, unless otherwise agreed in writing by the Local Planning Authority.
- 4 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/2902/17
SITE ADDRESS:	2 High Street Roydon Essex CM19 5HJ
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Change of use and internal alterations to create 3 new self-contained dwellings.
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=601678

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: BRD/16/075/: 001, 002A and 003D
- 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.
- 4 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.

- 5 The parking area shown on the approved plan shall be provided prior to the first occupation of the development and shall be retained free of obstruction for the parking of residents and visitors vehicles.
- 6 The first floor area show on the plans shall not be erected and the flat roof area shall remain unused.

Report Item No: 4

APPLICATION No:	EPF/2906/17
SITE ADDRESS:	2 High Street Roydon Essex CM19 5HJ
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Grade II listed building consent for proposed change of use and internal alterations to create 3 new self-contained dwellings.
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=601693

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 Additional drawings that show details of proposed new windows, door, railings, and external staircase, by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.
- 3 No meter boxes, vent pipes, flues, ducts, or grills shall be fixed to the fabric of the building without the prior written approval of the Local Planning Authority.
- 4 The White Horse sign recessed above the door on Harlow Road and the metal railings along Harlow Road shall be retained in situ.

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