

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 7 November 2018
East

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.25 pm
High Street, Epping

Members Present: P Keska (Chairman), B Rolfe (Vice-Chairman), N Avey, P Bolton, L Burrows, A Grigg, S Jones, M McEwen, R Morgan, J Philip, P Stalker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: N Bedford, H Brady and I Hadley

Officers Present: J Shingler (Principal Planning Officer), E Bell (Planning Solicitor), A Hendry (Senior Democratic Services Officer) and J Leither (Democratic Services Officer)

30. 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.

31. 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.

32. MINUTES

RESOLVED:

That the minutes of the meeting held on 10 October 2018 be taken as read and signed by the Chairman as a correct record.

33. DECLARATIONS OF INTEREST

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

34. ANY OTHER BUSINESS

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

35. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

36. DEVELOPMENT CONTROL

(a) Site Visits

It was noted that the following formal site visit was requested by a member, and agreed by the Committee, prior to the consideration and determination of the remaining applications.

- Item 2 – EPF/2060/18 – 61 Pancroft, Lambourne.

(b) Planning Applications

RESOLVED:

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

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1718/18
SITE ADDRESS:	Land at corner of Mill Lane and Millfield High Ongar Essex
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Erection of 8 three bedroom houses including new access from Millfield, provision of parking spaces, amenity space and landscaping (revision to withdrawn application EPF/0403/17).
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=611134

Deferred at request of Planning Officer for further investigation

Report Item No: 2

APPLICATION No:	EPF/2060/18
SITE ADDRESS:	61 Pancroft Lambourne Essex RM4 1BX
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Erection of one no. new two storey attached dwelling house.
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=612655

Deferred for a members Site Visit

Report Item No: 3

APPLICATION No:	EPF/2146/18
SITE ADDRESS:	7 Harrison Drive North Weald Epping Essex CM16 6JD
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Two storey side and single storey rear extension.
RECOMMENDED 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=613038

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Site Location Plan; 1673/P/15 Rev C; 1673/P/11 Rev A; 1673/P/12 Rev; 1673/P/13 Rev E; 1673/P/14 Rev C
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 3 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.
- 4 An assessment of flood risk, focussing on surface water drainage, shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The development shall be carried out and maintained in accordance with the approved details.
- 5 Prior to any works on site, full details of means to protect the adjacent hedgerow during construction shall be submitted to and agreed in writing by the Local planning Authority. The agreed protection measures shall be carried out in full during construction.

Report Item No: 4

APPLICATION No:	EPF/2228/18
SITE ADDRESS:	15 Forest Drive Theydon Bois Epping Essex CM16 7EX
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Retain raised enclosed platform on the shop forecourt.
DECISION:	Refused 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=613474

REASON FOR REFUSAL

The raised platform by reason of it's depth, design, height of the balustrade and materials used, is visually intrusive and out of keeping with the area, such that it fails to contribute positively to the public realm. The proposal is therefore contrary to policy DBE1 of the Adopted Local Plan and Alterations and policy DM9 of the Local Plan Submission Version.

Way Forward.

Members discussed whether there was a way forward and it was suggested that a reduction in the depth of the platform to improve the space between the platform and the adjacent planter would help, but that there was also a need to change the design and materials as the tiles used were not appropriate nor were the glass and steel used for the balustrade. A low level wall enclosure would be more in keeping and had been approved elsewhere in the locality.