

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 9 January 2019
East

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

Members Present: B Rolfe (Vice-Chairman, in the Chair), P Bolton (Vice-Chairman), N Avey, N Bedford, H Brady, L Burrows, A Grigg, I Hadley, S Jones, J Philip, P Stalker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors: None.

Apologies: P Keska, M McEwen and R Morgan

Officers Present: C Isolda (Planning Officer), R Fox (Principal Planning Officer), V Messenger (Democratic Services Officer) and A Hendry (Senior Democratic Services Officer)

45. 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.

46. 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.

47. MINUTES

RESOLVED:

That the minutes of the meeting held on 5 December 2018 be taken as read and signed by the Chairman as a correct record.

48. APPOINTMENT OF VICE-CHAIRMAN

In the absence of the Chairman, Councillor B Rolfe, the Vice-Chairman acting as the Chairman, sought nominations for the role of Vice-Chairman.

RESOLVED:

That Councillor P Bolton be elected Vice-Chairman for the duration of the meeting.

49. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a non-pecuniary interest in the following item of the agenda by virtue of the applicant being known to him. The Councillor had determined that as his interest was personal, non-prejudicial and he had not expressed any opinion on this application, he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2578/18 – 34 Theydon Park Road, Theydon Bois CM16 7LP

50. ANY OTHER BUSINESS

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

51. 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

52. DEVELOPMENT CONTROL

(a) Site Visits

It was noted that there were no formal site visits requested by members prior to the consideration and determination of the following applications.

(b) Planning Applications

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

RESOLVED:

That the planning applications numbered 1 – 2 be determined as set out in the schedule attached to these minutes.

CHAIRMAN

Report Item No:1

APPLICATION No:	EPF/2578/18
SITE ADDRESS:	34 Theydon Park Road Theydon Bois Epping Essex CM16 7LP
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Two storey side extension, ground floor side extension and replacement roof.
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=615055

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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Schedule 2 Part 1, Class B shall be undertaken without the prior written permission of 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:2

APPLICATION No:	EPF/2917/18
SITE ADDRESS:	Ivy House Coopersale Lane Theydon Bois Epping Essex CM16 7NT
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Proposed entrance wall and gates.
DECISION:	Refused

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=616613

REFUSAL

1. The development falls within land designated as Metropolitan Green Belt. The proposed height and solid materials of the gates and walls will result in them falling outside of the forms of development listed in either paragraphs 145 or 146 of the NPPF which are exceptions to inappropriate development within the Green Belt and works that can be carried out under permitted development legislation under the Town and Country Planning (General Permitted Development) (England) Order 2015. The excessive height and design of the gates and walls will result in the development having a visually intrusive appearance. This will have an urbanising effect on the character and appearance of the surrounding rural area. 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 13 of the National Planning Policy Framework and Policies GB2A, GB7, DBE4 and CP2 of the Combined Policies of Epping Forest District Local Plan and alterations 2008 and policy DM4 of the Submission Version Local Plan.”

Members gave no way forward.

Members discussed the merits of the application and raised a number of concerns surrounding the impact on the character of the protected lane and the surrounding Green Belt. Members discussed the urban nature of the proposed design and how it would cause harm to the character of the area, as well as their inappropriate nature within the Green Belt. It was therefore decided to refuse the application based on the harm that the proposed design would cause to the rural character of the area and its inappropriate nature within the Green Belt. Members could not see an appropriate way forward for the application.