

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 6 February 2019
East

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.10 pm
High Street, Epping

Members Present: P Keska (Chairman), B Rolfe (Vice-Chairman), N Avey, P Bolton, L Burrows, A Grigg, 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, I Hadley, S Jones and M McEwen

Officers Present: R Fox (Principal Planning Officer), J Leither (Democratic Services Officer) and G Woodhall (Senior Project Manager)

53. 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.

54. 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.

55. MINUTES

RESOLVED:

That the minutes of the meeting held on 12 January 2019 be taken as read and signed by the Chairman as a correct record.

56. DECLARATIONS OF INTEREST

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

57. ANY OTHER BUSINESS

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

58. 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

59. 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/2012/18
SITE ADDRESS:	38 Forest Drive Theydon Bois Epping Essex CM16 7EZ
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolition of existing garage and store in order to construct extensions to the side, rear and roof. ** Amended plan - amendments include reduction in size of extensions **
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=612413

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 roof light window openings in the south western flank elevation shall be entirely fitted with obscured glass with a minimum Level 3 obscurity 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.
- 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, Classes A, B, C and D shall be undertaken without the prior written permission of the Local Planning Authority.
- 4 Prior to this part of the proposal commencing on site, details of the height, area and materials of the proposed raised patio area shall be submitted to and approved in writing by the Local Planning Authority. The patio area shall be carried out in accordance with the approved details and maintained as such thereafter.
- 5 Prior to any above ground works, full details of both hard and soft landscape works (including tree planting) and implementation programme (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. 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.

- 6 The evergreen hedge planted behind the proposed front boundary wall shall be retained, at an approximate height of 1.4 metres, on a permanent basis. If any plant dies it shall be replaced with another of the same, or similar, species.
- 7 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.
- 8 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 9 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: MP/38FD/01, 2056-01 and 2056-03 Rev G
- 10 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: 2

APPLICATION No:	EPF/3286/18
SITE ADDRESS:	Revival Hair Ltd 16 Forest Drive Theydon Bois Epping Essex CM16 7EY
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Change of use from hair salon (class A1) to a nail bar (sui generis).
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=618293

CONDITIONS

- 1 The development hereby permitted will be completed strictly in accordance with the approved drawings nos: Floor Plan
- 2 The development hereby permitted shall not be open to customers / members outside the hours of 09:00 to 18:30 on Monday to Saturday and 09:00 to 17:30 on Sundays and Bank Holidays.
- 3 No internally illuminated signage and/or external lighting may be fitted inside, or outside, the premises without the prior written approval of the Local Planning Authority in the form of an advertisement consent application.
- 4 No built structures are permitted to be erected, or seating provided, within the forecourt to the front of the property without seeking the prior approval of the Local Planning Authority in the form of submitting a planning application.
- 5 No parking is to be permitted on the forecourt of the premises.

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