

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 3 April 2019
East

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.40 pm
High Street, Epping

Members Present: P Keska (Chairman), N Avey, N Bedford, P Bolton, H Brady, L Burrows, A Grigg, I Hadley, S Jones, M McEwen, R Morgan, J Philip, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: B Rolfe and P Stalker

Officers Present: C Isolda (Planning Officer), R Perrin (Senior Democratic Services Officer) and G Woodhall (Senior Project Manager)

67. 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.

68. 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.

69. MINUTES

RESOLVED:

That the minutes of the meeting held on 6 March 2019 be taken as read and signed by the Chairman as a correct record.

70. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor L Burrows declared a non pecuniary interest in the following item of the agenda by virtue of the applicant being his nephew. The Councillor had determined that his interest was prejudicial, and he would leave the meeting for the consideration of the application and voting thereon:

- EPF/3380/18 – 14 Chapel Road, Epping

(b) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a non pecuniary interest in the following item of the agenda. The Councillor had determined that his interest was prejudicial because the site had been subject to a recent transaction of a company which he was Managing Director for and he would leave the meeting for the consideration of the application and voting thereon:

- EPF/0221/19 15 Tidys Lane, Epping

(c) Pursuant to the Council's Code of Member Conduct, Councillor N Avey declared a non pecuniary interest in the following item of the agenda by virtue of the being the Mayor of Epping Town Council and the Chairman of the Epping Town Council Planning Committee. The Councillor had determined that his interest was not prejudicial, and he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/3185/18 – 33 High Street, Epping
- EPF/3300/18 – 1 Bower Terrace, Bower Hill, Epping
- EPF/3380/18 – 14 Chapel Road, Epping
- EPF/0221/19 – 15 Tidys Lane, Epping.

71. ANY OTHER BUSINESS

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

72. 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

73. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 6 be determined as set out in the schedule attached to these minutes.

CHAIRMAN

Report Item No:1

APPLICATION No:	EPF/3044/18
SITE ADDRESS:	Bell Cottage Church Road Moreton Ongar Essex CM5 0JD
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Conversion of garage into living accommodation, first floor rear extension replacement rear balustrade and external alterations to the front, side and rear of dwellinghouse
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=617218

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 no: PL01 Rev B 2019/02/24
- 3 Samples of the types and colours of the external finishes shall be submitted to and approved by the Local Planning Authority in writing prior to their use on site. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.

Report Item No:2

APPLICATION No:	EPF/1963/17
SITE ADDRESS:	42 Castle Street Ongar Essex CM5 9JS
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Formation of an all weather surface sports pitch (for personal use) with associated fencing and lighting
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=597400

REFUSED

1. The site sits entirely within the Metropolitan Green Belt and is adjacent to the Ongar Conservation Area and the Scheduled Monument, Ongar Castle. The introduction of 8 floodlighting columns and fencing at 3 metres in height in this location results in a highly conspicuous and significant visual intrusion and would cause harm to the special character and visual amenity of the area contrary to policies GB7A, CP2, LL2 and HC1 of the Adopted Local Plan and Alterations and policies DM3, DM4 and DM7 of the Local Plan Submission Version 2017.

2. The use of the sports pitch and floodlighting would result in a significant level of harm to the amenities of surrounding residents by reason of light spill and glare, noise, general activity and disturbance that would significantly impact on living conditions, contrary to policy DBE9 of the Adopted Local Plan and Alterations and policy DM 9 of the Local Plan Submission Version 2017.

3. The proposal fails to ensure that there will not be significant harm caused to wildlife as a result of works. The proposal is therefore contrary to policy NC4 of the Adopted Local Plan and with policy DM1 of the Epping Forest Local Plan Submission Version 2017.

No way forward was given. Members discussed the significant disturbance to neighbouring dwellings caused by the use of the lights and sports pitch as well as the potential harm to the Metropolitan Green Belt and the nearby scheduled monument .

Members also had concern that the proposed lighting may cause harm to wildlife and no evidence had been submitted to suggest otherwise.

Report Item No: 3

APPLICATION No:	EPF/3185/18
SITE ADDRESS:	33 High Street Epping Essex CM16 4BA
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Change of Use application from Sui Generis, Car Showroom to A3, Restaurant use.
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=617793

Deferred

For a site visit as members wish to see the internal car parking areas of the site which are closed from public access.

Report Item No:4

APPLICATION No:	EPF/3300/18
SITE ADDRESS:	1 Bower Terrace Bower Hill Epping Essex CM16 7AP
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Garden annexe building.
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=618353

REFUSED

- 1) The proposed annexe, by reason of it's bulk, mass and siting, would be an incongruous form of development and would be out of character with the host dwelling and the surrounding area, contrary to policy CP2, and DBE9 of the Adopted Local Plan and with policy DM9 of the Local Plan (Submission Version) 2017.

Members discussed the potential harm to the visual amenity of the area caused by the height and footprint of the proposed building and it incongruous form in relation to other buildings nearby. No way forward was given.

Report Item No:5

APPLICATION No:	EPF/3380/18
SITE ADDRESS:	14 Chapel Road Epping Essex CM16 5DS
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	New self-contained garden room accommodation for elderly mother with disabilities.
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=618694

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 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 14 Chapel Road.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, (or any other order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class E of Part 1 of Schedule 2 to the Order, shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No:6

APPLICATION No:	EPF/0221/19
SITE ADDRESS:	15 Tidys Lane Epping Essex CM16 6SP
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	New garden room (annexe) to accommodate future elderly relative.
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=619913

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 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 15 Tidys Lane.
- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, (or any other order revoking, further amending or re-enacting that Order) no development generally permitted by virtue of Class E of Part 1 of Schedule 2 to the Order, 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.