

## **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Sub-Committee                      **Date:** 8 July 2020  
East

**Place:** Virtual Meeting on Zoom                                      **Time:** 7.05 - 8.50 pm

**Members Present:** P Keska (Chairman), N Bedford, P Bolton, L Burrows, I Hadley, S Jones, C McCredie, M McEwen, J McIvor, J Philip, P Stalker, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

**Other Councillors:**

**Apologies:** H Brady, R Morgan, B Rolfe and B Vaz

**Officers Present:** G Courtney (Planning Applications and Appeals Manager (Development Management)), A Marx (Development Manager Service Manager (Planning)), J Leither (Democratic Services Officer), G Woodhall (Democratic & Electoral Services Officer) and T Carne (Corporate Communications Team Manager)

### **11. WEBCASTING INTRODUCTION**

The Chairman made a short address to remind all present that the virtual 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.

### **12. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 10 June 2020 be taken as read and signed by the Chairman as a correct record.

### **13. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Conduct, Councillor C McCredie declared a non-pecuniary interest in the following item of the agenda by virtue of being a member of Epping Town Council. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0891/20 – 83 Bell Common, Epping CM16 4DZ

(b) Pursuant to the Council's Code of Conduct, Councillor J H Whitehouse declared a non-pecuniary interest in the following item of the agenda by virtue living in the same road as the applicant. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0737/20 – 20 Dukes Avenue, Theydon Bois CM16 7HE

(c) Pursuant to the Council's Code of Conduct, Councillor N Bedford declared a non-pecuniary interest in the following item of the agenda by virtue of being a member of North Weald Parish Council. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2523/16 – Brent House Farm, Harlow Common, North Weald CM17 9JD

(d) Pursuant to the Council's Code of Conduct, Councillor J Philip declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the resident who lives and number 22 Dukes Avenue. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0737/20 – 20 Dukes Avenue, Theydon Bois CM16 7HE

#### **14. ANY OTHER BUSINESS**

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

#### **15. 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](http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf)

#### **16. DEED OF VARIATION/RELEASE FROM S106 AGREEMENT FINANCIAL CONTRIBUTION - EPF/2523/16 BRENT HOUSE FARM, HARLOW COMMON, NORTH WEALD**

The Principal Planning Officer presented a report to the Sub-Committee he advised that on 11 October 2017 planning consent was granted by the Area Plans Sub Committee East for the demolition and reconstruction of the Farm House together with the erection of 19 no. additional dwellings. This was approved subject to a legal agreement for the following:

That planning permission be issued after the completion of a legal agreement (Section 106 of the Town and Country Planning Act 1990) within 3 months of the date of this committee meeting that ensures the following as necessitated by the development proposal:

- (1) a satisfactory financial contribution to the Council in respect of:-
  - (a) £90,000 for off-site Affordable Housing;
  - (b) The payment of £50,000 towards the provision of local community facilities, prior to first commencement of the development hereby approved; and
- (2) provide on site, 2 of the proposed 2 bed town houses as affordable rented units in accordance with the Council's normal affordable housing requirements.

The Developer advised that, despite their best endeavours, there had been no interest in the two affordable housing units from Registered Providers. Their reasons

for this were generally outlined as the inefficiencies of taking only two units in an 'out-of-the-way' location, and management issues within a private housing estate.

The Council's Housing department were approached to take on the units; however they rejected the affordable housing units for the following reasons:

- 1) There were concerns with the number of units offered;
- 2) Concerns about construction methods used;
- 3) Concerns about potential issues with residual and surface condensation; and
- 4) Concerns about the structural warranty being provided including uncertainty about its effectiveness and level of cover.

In lieu of the two on site affordable houses, the developers have put forward a financial proposal of an affordable housing contribution of a minimum payment of £134,000, as well as a payment of 50% of the proceeds of any sale of the two units should the sale value rise above £350,000.

**RESOLVED:**

- (1) That the S106 legal agreement be modified to allow for an additional payment of £134,000 towards the provision of affordable housing in lieu of the two no. 2 bed town houses to be provided as affordable rented units on site; and
- (2) That a payment to the Council of 50% of the proceeds of any sale of the two units, should the sale value rise above £350,000.

**17. SITE VISITS**

There were no formal site visits requested by the Sub-Committee.

The Sub-Committee Members noted that, for the duration of the coronavirus pandemic, any planning applications deferred for a site visit at an Area Planning Sub-Committee (or the District Development Management Committee) be automatically referred to the District Development Management Committee (or Council) for determination.

**18. PLANNING APPLICATION - EPF/2336/19 ELMS FARM, WAPLES MILL ROAD, ABBESS BEAUCHAMP AND BERNERS RODING, ONGAR**

**Report Item No: 10**

<b>APPLICATION No:</b>	EPF/2336/19
<b>SITE ADDRESS:</b>	Elms Farm Waples Mill Road Abdess Beauchamp And Berners Roding Ongar CM5 0TE
<b>PARISH:</b>	The Rodings - Abbess, Beauchamp and Berners
<b>WARD:</b>	High Ongar, Willingale and the Rodings
<b>DESCRIPTION OF</b>	2 year temporary siting of x3 no. mobile homes during

<b>PROPOSAL:</b>	conversion of outbuildings to dwellings.
<b>DECISION:</b>	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=628783](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=628783)

#### REASONS FOR REFUSAL

- 1 The proposed mobile homes constitute inappropriate development within the Green Belt. No very special circumstances exist that clearly outweigh the harm from the development, or any other identified harm, and therefore the proposal is contrary to policy GB2A of the Adopted Local Plan and Alterations, Policies SP6 and DM4 of the Epping Forest District Local Plan (Submission Version) 2017, and the guidance contained within the National Planning Policy Framework.
- 2 The proposed mobile home A, as shown on drawing number 1905-001 Rev: A, will result in a detrimental impact on the openness and appearance of the site and surrounding area, contrary to policies CP2, GB2A, GB7A and GB17A of the Adopted Local Plan and Alterations, Policies SP6, SP7, DM4 and DM9 of the Epping Forest District Local Plan (Submission Version) 2017, and the guidance contained within the National Planning Policy Framework.

#### 19. PLANNING APPLICATION - EPF/0737/20 20 DUKES AVENUE, THEYDON BOIS, EPPING

**Report Item No: 11**

<b>APPLICATION No:</b>	EPF/0737/20
<b>SITE ADDRESS:</b>	20 Dukes Avenue Theydon Bois Epping CM16 7HE
<b>PARISH:</b>	Theydon Bois
<b>WARD:</b>	Theydon Bois
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed first floor side extension and part two-part single storey rear extension. (Revised application to EPF/3075/19).
<b>DECISION:</b>	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=635513](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=635513)

**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 and retained strictly in accordance with the approved drawings numbers: D.A.1C, D.A.2B, D.A.3, D.A.4, D.A.5A, D.A.6 and D.A.7.
- 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 The window opening(s) in the flank elevation(s) 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.

**20. PLANNING APPLICATION - EPF/0891/20 83 BELL COMMON, EPPING*****Report Item No: 12***

<b>APPLICATION No:</b>	EPF/0891/20
<b>SITE ADDRESS:</b>	83 Bell Common Epping CM16 4DZ
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Hemnall
<b>APPLICANT:</b>	Mr P Commins
<b>DESCRIPTION OF PROPOSAL:</b>	Alterations to existing side roof dormer.
<b>DECISION:</b>	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=636314](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=636314)

**DEFERRED to DDMC**

**CHAIRMAN**