

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 12 January 2022
East

Place: Council Chamber, Civic Offices, **Time:** 7.00 - 7.25 pm
High Street, Epping

Members Present: R Balcombe, N Bedford, P Bolton, L Burrows, I Hadley, C McCredie, J McIvor, R Morgan, J Philip, B Vaz, J H Whitehouse and J M Whitehouse

Apologies: P Keska, S Jones, B Rolfe, P Stalker, C Whitbread and H Whitbread

Officers Present: A Marx (Development Manager Service Manager (Planning)), J Rogers (Principal Planning Officer), V Messenger (Democratic Services Officer), J Leither (Democratic Services Officer) and R Moreton (Corporate Communications Officer)

74. 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.

75. 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.

Councillor H Brady stated she would be chairing the meeting in the absence of Councillor P Keska, who was unwell and had given his apologies. Councillor H Brady also stated that she would be a voting chairman.

The Chairman advised that the following planning applications would not be determined by the Committee at this meeting but would instead be determined by officers under delegated powers, for the reasons detailed below:

- EPF/0537/19 Pickerells Farm, Dunmow Road, Fyfield CM5 0NP because the Parish Council had withdrawn its objection before the meeting; and
- EPF/1781/21 26 Highfield Green, Epping CM16 5HD because contrary to the officer's report, the Town Council had not had any objection to this application.

76. MINUTES**RESOLVED:**

That the minutes of the meeting held on 8 December 2021 be taken as read and signed by the Chairman as a correct record.

77. DECLARATIONS OF INTEREST

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

78. ANY OTHER BUSINESS

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

79. EPPING FOREST DISTRICT COUNCIL PLANNING POLICY BRIEFING NOTE (OCTOBER 2021)

It was noted that the briefing note, dated October 2021, had been produced by the Planning Policy team to ensure that a consistent approach was taken to the provision of planning policy advice for the District, particularly in relation to the Epping Forest District Local Plan Submission Version (LPSV), which was published on 18 December 2017 and the Main Modifications to the LPSV published for consultation between 15 July and 23 September 2021.

The Planning Policy Briefing Note (October 2021) was available at:
<https://www.eppingforestdc.gov.uk/wp-content/uploads/2021/10/Planning-Policy-Briefing-Note-06-October-2021-accessible.pdf>

80. SITE VISITS

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

81. PLANNING APPLICATION - EPF/0537/19 PICKERELLS FARM, DUNMOW ROAD, FYFIELD CM5 0NP

APPLICATION No:	EPF/0537/19
SITE ADDRESS:	Pickerells Farm Dunmow Road Fyfield Ongar Essex CM5 0NP
PARISH:	Fyfield
APPLICANT:	Mr William Coote
DESCRIPTION OF PROPOSAL:	Change of Use of existing building to form x 6 no. dwellings with associated amenity space, parking, bin store, bike store, passing bays and skip enclosure.
DECISION:	Withdrawn from Agenda

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=621119

WITHDRAWN FROM AGENDA

Would be determined under delegated powers.

82. PLANNING APPLICATION - EPF/1781/21 26 HIGHFIELD GREEN, EPPING CM16 5HD

APPLICATION No:	EPF/1781/21
SITE ADDRESS:	26 Highfield Green Epping CM16 5HD
PARISH:	Epping
APPLICANT:	Mr and Mrs P Cogan
DESCRIPTION OF PROPOSAL:	Two storey side extension (Revised application to EPF/2393/20).
DECISION:	Withdrawn from Agenda

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=654325

WITHDRAWN FROM AGENDA

Delegated decision issued.

83. PLANNING APPLICATION - EPF/2627/21 57 FOREST DRIVE, THEYDON BOIS, EPPING CM16 7HB

APPLICATION No:	EPF/2627/21
SITE ADDRESS:	57 Forest Drive Theydon Bois Epping CM16 7HB
PARISH:	Theydon Bois
APPLICANT:	Mr Dale Walker
DESCRIPTION OF PROPOSAL:	Single storey side and rear extension, new roof with front & rear dormers to create two additional bedrooms.
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=658275

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 shall be carried out and retained strictly in accordance with the following approved plans: 01 and 02D
- 3 The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those in the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 4 Prior to first occupation of the building/extension hereby permitted the windows in the flank elevation marked as obscured glazed/high level shall be installed as shown on plan no. 02D. Once installed the obscure glass/high level shall be retained thereafter.
- 5 Prior to first occupation of the extension hereby permitted the window in the flank elevation at first floor level, shall have been fitted with obscure glass with a minimum privacy level 3 obscurity. Once installed the obscure glass shall be retained thereafter.

CHAIRMAN