

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

**Committee:** Area Planning Sub-Committee East      **Date:** Wednesday, 30 November 2022

**Place:** Council Chamber - Civic Offices      **Time:** 7.00 - 8.26 pm

**Members Present:** Councillors R Balcombe, N Bedford, P Bolton, L Burrows, P Keska, C McCredie, J McIvor, R Morgan, J Philip, P Stalker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

**Members Present (Virtually):** None

**Apologies:** H Brady, C Amos and B Rolfe

**Officers Present:** J Leither (Democratic Services Officer), N Cole (Corporate Communications Officer) and J Rogers (Principal Planning Officer)

**Officers Present (Virtually):** G Courtney (Planning Applications and Appeals Manager (Development Management)), L Kirman (Democratic Services Officer) and I Ansell (Senior Planning Officer)

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### **42. 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.

### **43. 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.

### **44. DECLARATIONS OF INTEREST**

a) Pursuant to the Council's Members' Code of Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1400/20 – Upper Clapton Rugby Football Club, 61 Upland Road, Epping Upland, Epping CM16 6NL

- b) Pursuant to the Council's Members' Code of Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following items of the agenda by virtue of knowing the applicants. The Councillor had determined that he would leave the meeting for the consideration of the application and voting thereon:
- EPF/0674/22 - 4 Theydon Priory, Coopersale Lane, Theydon Garnon, Epping CM16 7NU; and
  - EPF/0676/224 Theydon Priory, Coopersale Lane, Theydon Garnon, Epping CM16 7NU
- c) Pursuant to the Council's Members' Code of Conduct, Councillor C Whitbread declared a non-pecuniary interest in the following item of the agenda by virtue of having family members belonging to the club. The Councillor had determined that she would remain in the meeting for the consideration of the application and voting thereon:
- EPF/1400/20 – Upper Clapton Rugby Football Club, 61 Upland Road, Epping Upland, Epping CM16 6NL
- d) Pursuant to the Council's Members' Code of Conduct, Councillor J McIvor declared a non-pecuniary interest in the following item of the agenda. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0332/22 – Rosario, High Road, Thornwood, Epping CM16 7NU

#### 45. MINUTES

##### RESOLVED:

That the minutes of the Sub-Committee held on 2 November 2022 be taken as read and signed by the Chairman as a correct record.

#### 46. ANY OTHER BUSINESS

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

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

It was noted that the Epping Forest District Council Planning Policy Briefing note was available at:

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

#### 48. SITE VISITS

Councillor C Whitbread proposed a site visit for agenda item 10, EPF/0332/22 – Rosario, High Road, Thornwood, Epping CM16 6LU, which was seconded by Councillor H Whitbread, therefore this item was deferred to the next meeting.

**49. PLANNING APPLICATION - EPF/1400/20 UPPER CLAPTON RUGBY FOOTBALL CLUB, 61 UPLAND ROAD, EPPING UPLAND, EPPING CM16 6NL**

**Application Ref:** EPF/1400/20  
**Application Type:** Full planning permission  
**Case Officer:** James Rogers  
**Site Address:** Upper Clapton Rugby Football Club 61 Upland Road Epping Upland CM16 6NL  
**Proposal:** Improvements to existing club infrastructure comprising a new all-weather pitch and relocation of existing floodlights, improvements to the club's function hall, golf range and current car parking including the addition of further car parking spaces and associated development, and enabling development in the form of the construction of 9 no. new dwellings and associated development  
**Ward:** Epping Lindsey and Thornwood Common  
**Parish:** North Weald Bassett  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NypV>  
**Decision:** Deferred

Deferred to District Development Management Committee with a recommendation to refuse planning permission.

**50. PLANNING APPLICATION - EPF/0332/22 ROSARIO, HIGH ROAD, THORNWOOD, EPPING CM16 6LU**

**Application Ref:** EPF/0332/22  
**Application Type:** Outline Planning Application  
**Case Officer:** Ian Ansell  
**Site Address:** Rosario High Road Thornwood Epping CM16 6LU  
**Proposal:** Outline Application for proposed demolition of existing buildings followed by comprehensive development of up to 62 new homes (inclusive of 40% onsite affordable housing), landscaping, community orchard, new access, parking and circa 1.9 ha of public open space.  
**Ward:** Epping Lindsey and Thornwood Common  
**Parish:** North Weald Bassett  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NySH>  
**Decision:** Deferred

Deferred for site visit

**51. PLANNING APPLICATION - EPF/0674/22 4 THEYDON PRIORY, COOPERSALE LANE, THEYDON GARNON, EPPING CM16 7NU**

**Application Ref:** EPF/0674/22  
**Application Type:** Full planning permission  
**Case Officer:** Caroline Brown  
**Site Address:** 4 Theydon Priory Coopersale Lane Theydon Garnon Epping CM16 7NU

<b>Proposal:</b>	Proposed side extension to the main dwelling.
<b>Ward:</b>	Passingford
<b>Parish:</b>	Theydon Garnon
<b>View Plans:</b>	<a href="https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NyxT">https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NyxT</a>
<b>Decision:</b>	Approve with conditions

**Conditions: (6)**

- 1            The development hereby permitted shall begin not later than three years from the date of this decision.  
  
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2            The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: P.01.03; P.00.01; P.00.02 Rev A; P.01.05; P.01.04; P.09.01; P.09.02; P.09.03; Tree Protection Plan  
  
Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.
- 3            Samples of the types and details of colours of all the external finishes shall be submitted for approval in writing by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.  
  
Reason: To ensure the proposed works preserve the special architectural and historic interest of the building, in accordance with policy HC10 of the adopted Local Plan and Alterations 1998 & 2006, policy DM7 of the Local Plan Submission Version 2017, and the NPPF.
- 4            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.  
  
Reason: To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with policy ST4 of the adopted Local Plan and Alterations 1998 & 2006, policy T1 of the Local Plan Submission Version 2017, and the NPPF.
- 5            If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously

damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with policies LL10 and LL11 of the adopted Local Plan and Alterations 1998 & 2006, and policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 6 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. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. 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.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complementary, and to ensure a satisfactory appearance to the development, in accordance with policies CP2 and LL11 of the adopted Local Plan and Alterations 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

**Informatives: (1)**

- 7 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**52. PLANNING APPLICATION - EPF/0676/22 4 THEYDON PRIORY, COOPERSALE LANE, THEYDON GARNON, EPPING CM16 7NU**

**Application Ref:** EPF/0676/22  
**Application Type:** Full planning permission  
**Case Officer:** Caroline Brown  
**Site Address:** 4 Theydon Priory Coopersale Lane Theydon Garnon Epping CM16 7NU  
**Proposal:** Carport on owners land.  
**Ward:** Passingford  
**Parish:** Theydon Garnon  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000NyxV>  
**Decision:** Approve with Conditions

**Conditions: (11)**

1 The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2 The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: P.00.01; P.00.02; P.0106 Rev A; P.01.07 Rev A; Tree Survey Plan TCTC.18268.PL.03.02

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

3 The carport hereby approved shall be kept available at all times for the parking of motor vehicles by the occupants of the dwelling and their visitors along with incidental storage and for no other purposes.

Reason: It is essential that the carport be retained for the storage of a motor vehicle to satisfy the requirements of the Council's adopted vehicle parking standards, in accordance with policy ST6 of the adopted Local Plan and Alterations, Policy T1 of the Local Plan Submission Version 2017, and the NPPF.

4 The carport hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 4 Theydon Priory .

Reason: The development does not satisfy the standards considered acceptable by the Local Planning Authority for a separate unit of accommodation, in accordance with policy DBE1 and GB7A; GB2A of the adopted Local Plan 1998 & 2006, Policies

DM4, DM9 and DM10 of the Local Plan Submission Version 2017, and the NPPF.

- 5 Samples of the types and details of colours of all the external finishes shall be submitted for approval in writing by the Local Planning Authority prior to the commencement of the development, and the development shall be implemented in accordance with such approved detail.

Reason: To ensure the proposed works preserve the special architectural and historic interest of the building, in accordance with policy HC10 of the adopted Local Plan and Alterations 1998 & 2006, policy DM7 of the Local Plan Submission Version 2017, and the NPPF.

- 6 No deliveries, external running of plant and equipment or demolition and construction works, other than internal works not audible outside the site boundary, shall take place on the site other than between the hours of 07:30 to 18:00 on Monday to Friday and 08:00 to 13:00 on Saturday and not at all on Sundays, Public or Bank Holidays.

Reason: To ensure that the proposed construction work does not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours and in accordance with policies RP5A and DBE9 of the adopted Local Plan 1998 & 2006, and policies DM9 and DM 21 of the Local Plan Submission Version 2017, and the NPPF.

- 7 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.

Reason: To avoid the deposit of material on the public highway in the interests of highway safety, in accordance with policy ST4 of the adopted Local Plan and Alterations 1998 & 2006, policy T1 of the Local Plan Submission Version 2017, and the NPPF.

- 8 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the

same species and size as that originally planted shall, within 3 months, be planted at the same place.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 as well as to safeguard the amenity of the existing trees, shrubs or hedges and to ensure a satisfactory appearance to the development, in accordance with policies LL10 and LL11 of the adopted Local Plan and Alterations 1998 & 2006, and policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 9 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. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of the building or completion of the development, whichever is the sooner. The hard landscaping details shall include, as appropriate, and in addition to details of existing features to be retained: proposed finished levels or contours; means of enclosure; car parking layouts; other minor artefacts and structures, including signs and lighting and functional services above and below ground. 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.

Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 so as to ensure that the details of the development of the landscaping are complementary, and to ensure a satisfactory appearance to the development, in accordance with policies CP2 and LL11 of the adopted Local Plan and Alterations 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF.

- 10 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the carport hereby approved shall be retained as an open canopy without enclosed doors, capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

Reason:- It is essential that the garage be retained for the storage of a motor vehicle to satisfy the requirements of the Council's adopted vehicle parking standards, in accordance with the guidance contained within the National Planning Policy Framework, policy ST6 of the adopted Local Plan and Alterations, and Policy T 1 of the Epping Forest District Council Local Plan Submission Version 2017

- 11 Tree protection shall be installed as shown on Tracy Clarke Tree Consultancy 'Tree Protection Plan and Method Statement' drawing number TCTC-18268-PL-03-02 (dated May 2022) prior to the commencement of development activities (including any demolition). The methodology for development (including Arboricultural supervision) shall be undertaken in accordance with the submitted Tree Survey/ Arboricultural Method Statement reports. Reason: To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990, and to enable full and proper consideration be given to the impact of the proposed development on existing trees / hedges, so as to safeguard and enhance the visual amenities of the area and to ensure a satisfactory appearance to the development in accordance with policy LL10 of the adopted Local Plan 1998 & 2006, policies DM3 and DM5 of the Local Plan Submission Version 2017, and the NPPF 2021

**Informatives: (1)**

- 12 The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**53. PLANNING APPLICATION - EPF/1298/22 AMESBURY HOUSE, THEYDON ROAD, THEYDON BOIS, EPPING CM16 4EF**

**Application Ref:** EPF/1298/22  
**Application Type:** Householder planning permission  
**Case Officer:** Marie-Claire Tovey  
**Site Address:** Amesbury House ,Theydon Road, Theydon Bois, Epping, CM16 4EF  
**Proposal:** Side extension providing new first floor Master Bedroom over existing garage and rear extension providing Family Room and extension to first floor.  
**Ward:** Theydon Bois  
**Parish:** Theydon Bois  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d0000001lc>  
**Decision:** Withdrawn from agenda

**54. PLANNING APPLICATION - EPF/1327/22 6 WILLOW TREE CLOSE, LAMBOURNE, ROMFORD RM4 1BL**

**Application Type:** Householder planning permission  
**Case Officer:** Caroline Brown  
**Site Address:** 6 Willow Tree Close, Lambourne, Romford, RM4 1BL  
**Proposal:** Loft conversion with a dormer on the rear and 3no. roof lights to the front elevation  
**Ward:** Lambourne  
**Parish:** Lambourne  
**View Plans:** <https://eppingforestdcpr.force.com/pr/s/planning-application/a0h8d000000O1L2>  
**Decision:** Approve with Conditions

**Conditions (3)**

1. The development hereby permitted shall begin not later than three years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in colour, style, bonding & texture those of the existing building

Reason: To ensure a satisfactory appearance in the interests of visual amenity of the area, in accordance with policy DBE10, HC6 & HC7 of the adopted Local Plan 1998 & 2006, and Policies DM7 & DM9 of the Local Plan Submission Version 2017, and the NPPF.

3. The development hereby permitted shall be carried out and retained strictly in accordance with the following approved plans: 1010-22-PL001; 002 Rev D; 003 Rev K; 004 Rev H; 005 Rev H; 006; 007 Rev B;

Reason: For the avoidance of doubt and to ensure the proposal is built in accordance with the approved plans.

**Informative(1)**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

**CHAIRMAN**