



Epping Forest District Council

AREA PLANNING SUB-COMMITTEE EAST **Wednesday 2nd August 2023**

You are invited to attend the next meeting of **Area Planning Sub-Committee East**, which will be held at:

Council Chamber - Civic Offices
on **Wednesday 2nd August 2023 at 7.00 pm**

Georgina Blakemore
Chief Executive

Democratic Services Officer: G Woodhall, Democratic Services Tel: (01992) 564243
Email: democraticservices@eppingforestdc.gov.uk

Members: Councillors I Hadley (Chairman), H Brady (Vice-Chairman),
C Amos, R Balcombe, N Bedford, P Bolton, L Burrows, P Keska,
C McCann, C McCredie, J McIvor, R Morgan, L Paine, J Philip,
R Sharif, B Vaz, H Whitbread, J H Whitehouse and
J M Whitehouse

[**This meeting will be broadcast live and recorded for repeated viewing.**](#)

1. WEBCASTING INTRODUCTION

This meeting is to be webcast and the Chairman will read the following announcement:

“I would like to remind everyone present that this hybrid meeting will be broadcast live to the internet (or filmed) and will be capable of repeated viewing (or other such use by third parties).

Therefore, by participating in this meeting, you are consenting to being filmed and to the possible use of those images and sound recordings for webcasting and/or training purposes. If any public speakers on MS Teams do not wish to have their image captured, they should ensure that their video setting throughout the meeting is turned off and set to audio only.

Please also be aware that if technical difficulties interrupt the meeting that cannot be overcome, I may need to adjourn the meeting.

Members are reminded to activate their microphones before speaking”.

2. ADVICE TO PUBLIC AND SPEAKERS ATTENDING THE COUNCIL PLANNING SUB-COMMITTEES (Pages 5 - 6)

General advice to people attending the meeting is attached.

3. APOLOGIES FOR ABSENCE

To be announced at the meeting.

To report non-attendance before the meeting, please use the [Members Portal webpage](#) to ensure your query is properly logged.

Alternatively, you can access the Members portal from the front page of the [Council's website](#), at the bottom under 'Contact Us'

4. DECLARATIONS OF INTEREST

To declare interests in any item on this agenda.

5. MINUTES (Pages 7 - 8)

To confirm the minutes of the last meeting of the Sub-Committee held on 5 July 2023.

6. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

7. SITE VISITS

To identify and agree requirements for formal site visits to be held with regard to any planning application listed in this agenda, prior to consideration of the application.

8. EPF/1601/22 - THORNWOOD COMMON SERVICE STATION, HIGH ROAD, THORNWOOD COMMON, EPPING, CM16 6LX (Pages 9 - 16)

To consider the attached report for the installation of Greggs pod type building within curtilage of existing service station.

9. EPF/2408/22 - LAND AT CHURCH LANE SHEERING (Pages 17 - 28)

To consider the attached report for the change of use of open pasture land (Agricultural) to a secure dog walking field (Sui Generis) with associated access, fencing and parking area.

10. EPF/2490/22 - THE ORCHARD, FINGRITH HALL LANE, HIGH ONGAR, ONGAR, CM4 0JP (Pages 29 - 42)

To consider the attached report for the proposed residential redevelopment consisting of the demolition of all existing buildings and hardstanding and the construction of 6 no. new dwellings and associated development.

11. EPF/2874/22 - 8 KIMPTON'S CLOSE, ONGAR, CM5 0BQ (Pages 43 - 50)

To consider the attached report for the construction of a two storey three bedroom house (Revised scheme to EPF/2408/20).

12. EPF/0034/23 - BRAESIDE 28 PIERCING HILL THEYDON BOIS CM16 7JW (Pages 51 - 72)

To consider the attached report for the proposed Replacement Dwelling and Associated Works.

13. EPF/0597/23 - 4 KENDAL AVENUE EPPING CM16 4PN (Pages 73 - 80)

To consider the attached report for the removal of condition 8 existing access and variation to condition 2 on planning permission EPF/3050/21 (Demolition of existing dwelling and construction of a new dwelling).

14. EPF/0832/23 323 CIVIC OFFICES, EPPING FOREST DISTRICT COUNCIL, HIGH STREET, EPPING, CM16 4BZ (Pages 81 - 88)

To consider the attached report for the Grade II listed building consent for brushed stainless steel letter to display "Regus" below the "Epping Forest District Council" signage and brush stainless steel sign wall mounted on the original building adjacent to the bridge entrance to the car park.

15. EPF/1192/23 ESSEX HOUSE, 118 HIGH STREET, ONGAR, CM5 9EB (Pages 89 - 94)

To consider the attached report for the installation of 6 no. conservation style roof lights and 2 no. conservation style flat roof lights.

16. EXCLUSION OF PUBLIC AND PRESS

Exclusion: To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Background Papers: Article 17 - Access to Information, Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information and in respect of executive reports, the advice of any political advisor.

The Council will make available for public inspection for four years after the date of the meeting one copy of each of the documents on the list of background papers.