

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 6 September 2017
East

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.03 pm
High Street, Epping

Members Present: S Jones (Chairman), P Keska (Vice-Chairman), N Bedford, H Brady, A Grigg, M McEwen, R Morgan, J Philip, D Stallan, B Surtees, C Whitbread and H Whitbread

Other Councillors:

Apologies: N Avey, A Boyce, W Breare-Hall, B Rolfe, J H Whitehouse and J M Whitehouse

Officers Present: N Richardson (Assistant Director (Development Management)), J Leither (Democratic Services Officer) and A Hendry (Senior Democratic Services Officer)

23. 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.

24. 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.

25. MINUTES

RESOLVED:

That the minutes of the meeting held on 9 August 2017 be taken as read and signed by the Chairman as a correct record.

26. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor B Surtees declared a personal non-pecuniary interest in the following item of the agenda, by virtue of speaking to residents. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1400/17 – 41 Bowes Drive, Ongar.

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a non-pecuniary interest in the following item of the agenda, by virtue of the objector, applicant and residents attending the meeting being customers of his business and the objector being a member of North Weald Parish Council to which he was also a member. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1414/17 – 7 Harrison Drive, North Weald Bassett.

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

- EPF/1414/17 – 7 Harrison Drive, North Weald Bassett.

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

- EPF/1414/17 – 7 Harrison Drive, North Weald Bassett.

(e) Pursuant to the Council's Code of Member Conduct, Councillor P Keska declared a personal non-pecuniary interest in the following item of the agenda, by virtue of being a member of Ongar Town Council. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1400/17 41 Bowes Drive, Ongar.

27. ANY OTHER BUSINESS

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

28. 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/0270/17
SITE ADDRESS:	47 Weald Bridge Road North Weald Bassett Essex CM16 6ES
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Change of use of the games room to family living accommodation (retrospective application)
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=591428

CONDITIONS

- 1 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 47 Weald Bridge Road, North Weald, CM16 6ES.
- 2 No upper floor shall be inserted into the building hereby approved.

Report Item No: 2

APPLICATION No:	EPF/1216/17
SITE ADDRESS:	15 Curtis Mill Lane Stapleford Abbots Essex RM4 1HS
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Retrospective application for retention of existing 3 bed bungalow dwelling.
DECISION:	Referred to District Development Management Committee

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=594093

This application was referred to District Development Management Committee for a decision to be made.

Report Item No: 3

APPLICATION No:	EPF/1400/17
SITE ADDRESS:	41 Bowes Drive Ongar Essex CM5 9AX
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Rear extension, garage and loft conversion.
DECISION:	Referred to District Development Management Committee

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=594803

This application was referred to District Development Management Committee for a decision to be made.

Report Item No: 4

APPLICATION No:	EPF/1414/17
SITE ADDRESS:	7 Harrison Drive North Weald Bassett Essex CM16 6JD
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Demolition of existing garage and erection of new 3 bed dwellinghouse.
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=594856

REASON FOR REFUSAL

- 1 The proposed new dwelling, by reason of its position and cramped appearance, would have a detrimental impact on the green barrier hedgerow along its western side boundary and result in a terrace of houses, out of keeping with the rest of the houses in this part of Harrison Drive, detrimental to the character of the locality, contrary to policies CP2 (iv), DBE1 and LL10 of the Adopted Local Plan and Alterations.

Report Item No:5

APPLICATION No:	EPF/1647/17
SITE ADDRESS:	31 Bower Hill Epping Essex CM16 7AL
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Two storey rear extension (ii) increase in ridge height and loft conversion with dormer windows to the front and sides (iii) garage extension to side/front and (iv) front porch.
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=595893

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 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.
- 3 Prior to first occupation of the development hereby approved, the proposed window openings in the first floor flank dormer windows shall be entirely fitted with obscured glass 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.
- 4 No development shall take place until details of surface water disposal have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.

Report Item No: 6

APPLICATION No:	EPF/1794/17
SITE ADDRESS:	Land adj to Tilegate Farm Tilegate Road Magdalen Laver Ongar Essex CM5 9HX
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	Certificate of lawful development for an access road.
DECISION:	Lawful

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=596676

REASONS

- 1 The Council is satisfied on the balance of probability that the works have been in existence for in excess of 4 years and are therefore lawful.

The committees' attention was drawn to an affidavit from a Mr Dingle.