

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 20 June 2018
West

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.25 pm
High Street, Epping

Members Present: E Webster (Chairman), D Dorrell (Vice-Chairman), R Bassett, S Heather, H Kane, S Kane, A Mitchell, M Sartin and D Stocker

Other Councillors:

Apologies: R Gadsby, L Hughes, J Lea and S Stavrou

Officers Present: J Godden (Principal Planning Officer (Heritage, Enforcement & Landscaping)), V Messenger (Democratic Services Officer) and J Leither (Democratic Services Officer)

1. 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.

2. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

3. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 16 May 2018 be taken as read and signed by the Chairman as a correct record.

4. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Bassett stated that he did not really have a declaration to declare regarding the application below. However, as he lived at the junction of Hoe Lane and Middle Street, although a long way from the site, he did live in Nazeing.

- EPF/3500/17 – Stoneshot Farm, Hoe Lane, Nazeing, Epping, Essex CM16 6PX

5. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

6. 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

7. DEVELOPMENT CONTROL

(a) Site Visits

It was noted that there were no formal site visits requested by members prior to the consideration and determination of the following applications.

(b) The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That, Planning applications numbered 1 – 2 be determined as set out in the annex to these minutes.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/3500/17
SITE ADDRESS:	Stoneshot Farm Hoe Lane Nazeing Essex EN9 2RW
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Demolition of existing industrial buildings, vacant stabling & 5 bedroom residential apartment and construction of 18 no. semi-detached family houses and 18 no. 'affordable houses' with associated off-street parking, private gardens and landscaping.
DECISION:	Refuse Permission

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=603914

REASON FOR REFUSAL

- 1 The site is considered to be unsustainable in respect of proximity to shops, services and facilities. The new dwelling houses are not readily accessible by sustainable means of transport or provide safe and convenient access to pedestrian and cyclists. Future residents of the dwellings would therefore be heavily dependent on the use of private cars which is contrary to local policies CP1, CP3, ST1 and ST2 of the Adopted Local Plan and Alterations and the National Planning Policy Framework, and policy T1 of the Epping Forest District Local Plan (Submissions Version) 2017
- 2 The proposal constitutes inappropriate development in the Metropolitan Green Belt for which planning permission should not be granted, save in very special circumstances. In addition to the harm by reason of its inappropriateness, the proposed development would also be detrimental to the open character of the Green Belt in this location and would cause harm to the visual amenity of the area. The applicant has failed to demonstrate that other considerations clearly outweigh that identified harm to the Green Belt and, as such, the proposed development is therefore contrary to Government guidance contained within the National Planning Policy Framework and saved policies GB2A and GB7A of the adopted Local Plan and Alterations and policy DM4 of the Epping Forest District Local Plan (Submissions Version) 2017

Way Forward

Reduce the built development on the site to 26 dwellings.

Report Item No: 2

APPLICATION No:	EPF/0804/18
SITE ADDRESS:	Upland Lodge Epping Road Epping Upland Epping Essex CM16 6PX
PARISH:	Epping Upland Nazeing
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Double storey rear extension, single storey rear extension to replace existing conservatory, roof lights and single storey extension to front. 2m high fencing and 2m high electric entrance gates to front boundary and alterations to fenestration.
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=607282

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 and/or those described in section 11 of the submitted application form, unless otherwise agreed in writing by the Local Planning Authority.
- 3 Within 3 months of the date of this permission, the existing fencing shown to be removed on approved drawing 038-08 REV G shall be removed unless approved in writing by the Local Planning Authority.