

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 8 August 2018
East

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.17 pm
High Street, Epping

Members Present: P Keska (Chairman), B Rolfe (Vice-Chairman), N Avey, N Bedford, P Bolton, L Burrows, I Hadley, S Jones, R Morgan, J Philip, P Stalker, B Vaz, C Whitbread, H Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: H Brady, A Grigg and M McEwen

Officers Present: R Perrin (Senior Democratic Services Officer), J Shingler (Principal Planning Officer) and G Woodhall (Senior Project Manager)

9. 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.

10. 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.

11. MINUTES

RESOLVED:

That the minutes of the meeting held on 13 June 2018 be taken as read and signed by the Chairman as a correct record.

12. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor J Philip, declared a personal interest in the following item of the agenda by virtue of knowing one of the objectors and the applicant. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0712/18 Cornerways, The Green, Theydon Bois, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillors H Whitbread, L Burrows, S Jones and N Avey declared a personal interest in the following item of the agenda by virtue of knowing one of the objectors. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:
- EPF/0712/18 Cornerways, The Green, Theydon Bois, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor P Stalker declared a personal interest in the following item of the agenda by virtue of living near the application site, being consulted on the application as a resident and knowing both the objector and applicant. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:
- EPF/1339/18 Land adj Hoppit, The Street, Sheering.

(d) Pursuant to the Council's Code of Member Conduct, Councillors H Whitbread and I Hadley declared a personal interest in the following item of the agenda by virtue of knowing some of the objectors. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:
- EPF/1348/18 4 Kendall Avenue, Epping.

(e) Pursuant to the Council's Code of Member Conduct, Councillor N Avey declared a personal interest in the following item of the agenda by virtue of being the Chairman of Epping Town Council Planning Committee. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:
- EPF/1348/18 4 Kendall Avenue, Epping.

(f) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a pecuniary interest in the following item of the agenda by virtue of knowing the applicant in a business capacity. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:
- EPF/1406/18 1 Mount End, Mount End Road, Theydon Mount.

(g) Pursuant to the Council's Code of Member Conduct, Councillors J Philip, J H Whitehouse and L Burrows declared a personal interest in the following item of the agenda by virtue of knowing the objector. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:
- EPF/1406/18 1 Mount End, Mount End Road, Theydon Mount.

(h) Pursuant to the Council's Code of Member Conduct, Councillor S Jones declared a person interest in the following item of the agenda by virtue of knowing both the objector and applicant. The Councillor had determined that her interest was prejudicial and she would leave the meeting for the consideration of the application and voting thereon:

- EPF/1406/18 1 Mount End, Mount End Road, Theydon Mount.
- (i) Pursuant to the Council's Code of Member Conduct, Councillor B Rolfe declared a person interest in the following item of the agenda by virtue of knowing the objector. The Councillor had determined that his interest was prejudicial and he would leave the meeting for the consideration of the application and voting thereon:
- EPF/1406/18 1 Mount End, Mount End Road, Theydon Mount.

13. ANY OTHER BUSINESS

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

14. 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

15. DEVELOPMENT CONTROL

(a) Site Visit

The Planning Sub-Committee identified 1 – EPF/0712/18 Cornerways, The Green, Theydon Bois and items 7 – EPF/1406/18 1 Mount End, Mount End Road, Theydon Mount for a formal site visit prior to the consideration of the applications.

(b) Planning Applications

The Planning Sub-Committee considered the remaining planning application set out in the agenda.

RESOLVED:

- (1) That items 1 – EPF/0712/18 Cornerways, The Green, Theydon Bois and items 7 – EPF/1406/18 1 Mount End, Mount End Road, Theydon Mount be deferred for a site visit; and
- (2) That the planning applications numbered 1 - 7 be determined as set out in the schedule attached to these minutes.

CHAIRMAN

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Report Item No: 1

APPLICATION No:	EPF/0712/18
SITE ADDRESS:	Cornerways The Green Theydon Bois Epping Essex CM16 7JH
PARISH:	Theydon Bois
WARD:	Theydon Bois
APPLICANT:	Mr & Mrs Gillespie
DESCRIPTION OF PROPOSAL:	Replacement of existing dwelling house with new single family dwelling house and new pavement crossover
DECISION:	Deferred

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=606853

Deferred for Members to visit the site

Report Item No: 2

APPLICATION No:	EPF/0859/18
SITE ADDRESS:	Ship Cottage Off New Road Lambourne End Essex RM4 1AJ
PARISH:	Lambourne
WARD:	Lambourne
APPLICANT:	Mr Ricky Jordan
DESCRIPTION OF PROPOSAL:	Demolition of existing house and the erection of a five bedroom detached dwelling.
DECISION:	Refuse

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=607513

1. The proposed replacement dwelling is materially larger than the dwelling it will replace and as such is inappropriate development in the Green Belt, by definition harmful to openness. No very special circumstances sufficient to outweigh this harm exist and the proposal is therefore contrary to policy GB2A of the Epping Forest District Adopted Local Plan and paras 143 to 145 of the National Planning Policy Framework (2018).

Report Item No: 3

APPLICATION No:	EPF/1320/18
SITE ADDRESS:	19 High Street Ongar Essex CM5 9DS
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
APPLICANT:	Ms Sharon Britton
DESCRIPTION OF PROPOSAL:	Conversion of hairdressers A1 use to cafe A3 use and alterations to shopfront.
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=609373

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 will be completed strictly in accordance with the approved drawings nos: 2037/01, 02 and 03, and 1301/M01
- 3 The cafe hereby permitted shall not be open for customers other than between 0730hr and 1400hrs Mondays to Saturdays, 0930hrs to 1400hrs on Sundays, and at no times on Bank Holidays. No food preparation within the premises shall take place more than 30 minutes before the opening time above.
- 4 Details of the type and colour of the external finishes to the proposed shopfront shall be submitted to and approved by the Local Planning Authority prior to its installation. The development shall be implemented in accordance with such approved details. For the purposes of this condition, the samples shall only be made available for inspection by the Local Planning Authority at the planning application site itself.
- 5 The extract ventilation system shown on the plans hereby approved, and incorporating anti-vibration mountings and incorporating filters as set out in the application supporting documents (in particular specification letter by W>G>Ford (Ventilating Ltd dated 8th April 2018) shall be fully installed and functioning prior to the use commencing, and shall thereafter be maintained in full accordance with the said details.

- 6 Prior to the commencement of the use, details of grease separators to be fitted to any drainage serving the kitchen shall be submitted to and approved by the Local Authority. The agreed separators shall be fully installed prior to first use and thereafter maintained in working order in accordance with the .said details.

Report Item No: 4

APPLICATION No:	EPF/1339/18
SITE ADDRESS:	Land adj Hoppit The Street Sheering Essex CM22 7LR
PARISH:	Sheering
WARD:	Hastingwood, Matching and Sheering Village
APPLICANT:	Founthill Ltd
DESCRIPTION OF PROPOSAL:	Erection of three detached dwellings
DECISION:	Deferred

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=609436

Deferred for more information relating to the planning History of the site and for members to visit the site.

Report Item No: 5

APPLICATION No:	EPF/1348/18
SITE ADDRESS:	4 Kendal Avenue Epping Essex CM16 4PN
PARISH:	Epping
WARD:	Epping Hemnall
APPLICANT:	Mr & Mrs Virk
DESCRIPTION OF PROPOSAL:	Demolition of existing 4 bed house. Construction of 3 storey block of flats consisting of 5, 2 bedrooms flats, with allocated parking, cycle store and bin store.
DECISION:	Refuse

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=609533

1 Due to its excessive height and its width fronting onto Hartland Road and its design detailing, the proposed development will result in a prominent and incongruous feature in the street scene, entirely out of scale and keeping with the prevailing pattern of development in the locality and harmful to the character and visual amenity of the area. This unsympathetic change is exacerbated by the significant prominence and visibility of the site in the street scene. The proposal is therefore contrary to policies DBE1, CP2 (iv) and CP7 of the Adopted Local Plan and Alterations and with paragraph 127 of the National Planning Policy Framework, which seek to secure high quality design.

2 Insufficient space is provided within the site for the turning of vehicles within the site such that cars may have to reverse out into the road, with limited visibility (due to the boundary walls), to the detriment of highway and pedestrian safety in this location close to a junction. The proposal is therefore contrary to policy ST4 of the Epping Forest District Local Plan.

Report Item No: 6

APPLICATION No:	EPF/1374/18
SITE ADDRESS:	Ambresbury House Theydon Road Theydon Bois Essex CM16 4EF
PARISH:	Theydon Bois
WARD:	Broadley Common, Epping Upland and Nazeing Theydon Bois
APPLICANT:	Mr Scott Kyson
DESCRIPTION OF PROPOSAL:	Redevelopment of garage (previously approved under EPF/0534/16) and new wall and gates to boundary.
DECISION:	Withdrawn

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=609614

The applicant decided to withdraw the application immediately following the resolution of members of the east planning committee held on the 08 of August 2018.

As the decision was not yet issued, from a legal point of view the applicant has the right to withdraw the application and so this option was exercised

Report Item No: 7

APPLICATION No:	EPF/1406/18
SITE ADDRESS:	1 Mount End Mount End Road Theydon Mount Epping Essex CM16 7PS
PARISH:	Theydon Mount
WARD:	Passingford
APPLICANT:	Mr Robert Shaw
DESCRIPTION OF PROPOSAL:	Demolition of barn and erection of two detached houses (Revised application to EPF/2248/17)
DECISION:	Deferred

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=609733

Deferred for members to visit the site.