

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

<b>Committee:</b>	Area Planning Sub-Committee	<b>Date:</b>	Wednesday, 20 November 2019
	South		
<b>Place:</b>	Council Chamber, Civic Offices, High Street, Epping	<b>Time:</b>	7.30 - 8.20 pm
<b>Members Present:</b>	A Patel (Chairman), R Baldwin, A Beales, R Brookes, S Heap, R Jennings, J Jennings, L Mead, S Neville, C P Pond, C C Pond, S Rackham, C Roberts, D Roberts and D Wixley		
<b>Other Councillors:</b>	None.		
<b>Apologies:</b>	G Mohindra, H Kauffman, A Lion, S Murray, M Owen, B Sandler, J Share-Bernia and D Sunger		
<b>Officers Present:</b>	M Johnson (Development Management Manager), V Messenger (Democratic Services Officer) and S Mitchell (PR Website Editor)		

---

### **55. Appointment of Chairman**

In the absence of the Chairman, the Vice-Chairman, Councillor A Patel, acted as the Chairman for this meeting, and also stated that he would be a voting chairman.

### **56. 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.

### **57. Minutes**

#### **RESOLVED:**

That the minutes of the meeting held on 23 October 2019 be taken as read and signed by the Chairman as a correct record.

### **58. Declarations of Interest**

(a) Pursuant to the Council's Code of Member Conduct, Councillor C C Pond declared a non-pecuniary interest in the following item of the agenda by virtue of the knowing the neighbour who was objecting to this application. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1602/19 – 20 Wellfields, Loughton IG10 1NX

(b) Pursuant to the Council's Code of Member Conduct, Councillor S Neville declared a non-pecuniary interest in the following item of the agenda by virtue of the knowing the neighbour who was objecting to this application. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1602/19 – 20 Wellfields, Loughton IG10 1NX

(c) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a non-pecuniary interest in the following item of the agenda by virtue of the knowing the neighbour who was objecting to this application. The Councillor had determined that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1602/19 – 20 Wellfields, Loughton IG10 1NX

#### 59. Any Other Business

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

#### 60. 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](http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf)

#### 61. Site Visits

There were no formal site visits requested by the Sub-Committee.

#### 62. Planning Application - EFP/1602/19 20 Wellfields, Loughton

<b>APPLICATION No:</b>	EPF/1602/19
<b>SITE ADDRESS:</b>	20 Wellfields Loughton Essex IG10 1NX
<b>PARISH:</b>	Loughton
<b>WARD:</b>	Loughton St Marys
<b>DESCRIPTION OF PROPOSAL:</b>	Glazed lantern on the existing rear single storey roof, use of the existing garage as study, 3 no. new dormers to the front elevation and a widening of the existing rear roof extension
<b>DECISION:</b>	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=625619](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=625619)

#### 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 numbers:  
  
SR410D SR420D SR421D SR430D SR431D SR435D SR440D  
Site Location Plan
- 3 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.
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan), shall be formed in the flank walls of the proposed rear dormer plan numbers: SR430D and SR40D hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.
- 5 This permission does not include the air conditioning unit to the rear elevation at first floor level/roof of the rear single storey extension, for which planning permission is required.

**63. Planning Application - EPF/2166/19 Rose Cottage 17 Powell Road, Buckhurst Hill**

<b>APPLICATION No:</b>	EPF/2166/19
<b>SITE ADDRESS:</b>	Rose Cottage 17 Powell Road Buckhurst Hill Essex IG9 5RD
<b>PARISH:</b>	Buckhurst Hill
<b>WARD:</b>	Buckhurst Hill West
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion of detached garage to habitable space.
<b>DECISION:</b>	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=628076](http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=628076)

**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 numbers:

2019.019.PA- 01  
2019.019.PA- 02  
2019.019.PA- 03  
2019.019.PA- 04  
2019.019.PA- 05  
2019.019.PA- 06  
2019.019.PA- 07A  
2019.019.PA- 08  
2019.019.PA- 09  
2019.019.PA- 10A  
2019.019.PA- 11  
2019.019.PA- 12  
2019.019.PA- 13

- 3 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.
- 4 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 Rose Cottage, 17 Powell Road, Buckhurst Hill.
- 5 No development shall take place until full details of soft landscape works have been submitted to an approved in writing by the Local Planning Authority. These works shall be carried out as approved. 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. The planting shall be capable of growing to an established height of at least 1.7m. 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, unless the Local Planning Authority gives its written consent to any variation.
- 6 Prior to any above ground works, details of tree planting, including positions or density, species and planting size(s) and a timetable for implementation (linked to the development schedule) shall be submitted to and approved in writing by the Local Planning Authority. These works shall be carried out as approved. If within a period of five years from the date of planting any tree, or replacement, is removed, uprooted or destroyed or dies or becomes seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place unless the Local Planning Authority gives it's written consent to any variation.

**CHAIRMAN**