

PLANNING COMMITTEE

MINUTES

A meeting of the Members of the Planning Committee was held on Monday 5 June 2017 at 7.00pm in Epping Green Chapel

A minute's silence was held for the victims of the London Bridge Terrorist Attack

001/17 Members Present: Cllrs Mr D Buckle (Chairman), Mrs A Jones (Vice Chairman), Mr J Barber DL, Ms J Eldridge, Miss P Jones, Ms A Pegrum

In Attendance: Mrs V Evans – Parish Clerk

002/17 Chairman's Welcome

The Chairman welcomed Members to the meeting and asked for their help if necessary as this was a new venture for him.

003/17 Apologies for Absence

There were apologies for absence from Cllr Mr B Miller. There were apologies from Cllr P Jones as she would be late to the meeting.

004/17 Declarations of Interest

There were no Declarations of Interest referring to items on this agenda.

005/17 Minutes of Previous Meeting

The minutes of the meeting held on 24 April, having been previously circulated, were confirmed as a true and correct record and signed by the Chairman.

006/17 Public Participation Session

There were no members of the public present.

007/17 Planning Applications

1 EPF/0622/17 LB – Park Cottages High Road

Grade II listed building application for replacement of rotten, and unsympathetic and unsafe windows within Park Cottages. Over the past twenty years, "plain" non-nonconfirming windows have been added, we would therefore like to replace the rotten and mismatched windows, and return the windows to their former glory, and replace 23 windows including doors. The windows and doors would be designed and double glazed in timber small panel frames.

Objection

Incomplete information – lack of clarity and detail on design of new windows/doors

Cllr P Jones arrived during this item

2 EPF/1048/17 – The Willows Epping Long Green

Proposed extension including raising of ridge and provision of rooms in the roof

No objection

3 EPF/1322/17 – Redwood Epping Road Epping Upland

New crossover/access

Objection

- Concern regarding flooding and surface water
- No detail for provision of ditch to be used by pipework – several problems exist in the area due to the blocking of watercourses and pipework
- Problems with visibility splay
- Recent accident on the corner and a number of accidents on the same corner in past years

- Effect on landscaping – trees and hedges were removed from the site before the build began contrary to conditions on the original planning approval.

008/17 Application Decisions

GRANT PERMISSION

EPF/0371/17 The Cottage Parsloe Road

Proposed new gated entrance and one new crossover (revised application to EPF/1145/16)

EPF/2569/16 35 The Magpies Epping Upland

Erection of orangery

REFUSE PERMISSION

EPF/0395/17 Griffins Wood House Copped Hall Estate

Retention of car port and storage outbuilding to replace old carport and storage

DETAILS APPROVED

Building and land adjacent Epping Long Green Epping Upland

Application for Approval of Details Reserved by Condition 8 'contaminated land – phase 1' on application EPF/2940/15 (Removal of existing building, loose box, hard standings etc. and redevelopment of previously developed land to provide four dwellings, including ancillary works).

009/17 Enforcement

The Clerk read out an email from the Principal Planning Officer (Heritage, Enforcement & Landscaping) regarding limited resources currently available in the Enforcement Team.

010/17 Information Items

EPF/0371/17 The Cottage Parsloe Road – the Committee had withdrawn its objection following a request from EFDC which the Clerk had discussed with the Committee's Vice Chairman in the absence of the Chairman. The basis for this was that the 'Entrance' is existing and cannot be changed and the 'Exit' is set back as required by Highways.

EPF/1058/17 The Vicarage Epping Road Epping Green – for expediency this had been dealt with at the Annual Council meeting on 15 May 2017, details as follows :

Construction of double car port, triple garage and associated landscaping

Objection

- Development is inappropriate in the Green Belt
- No drawings of garage
- Concerns regarding effect of surface re surface water or flooding
- Support comments made by EFDC Trees & Landscape Officer

6 Carters Lane – no more building work on new construction in rear garden except for a wooden flat top roof with a tarpaulin.

Richmonds Farm – application seen in Local Guardian for a change in Goods Vehicle Operating Licence.

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.35pm.

Chairman

Date