

PLANNING COMMITTEE

MINUTES

A meeting of the Members of the **Planning Committee** was held on **Monday 5 November 2018** at 7.00pm in The Manse, Epping Green Chapel

060/18 Members Present: Cllrs Ms A Pegrum (Chairman), Mrs A Jones (Vice Chairman), Mr D Buckle, Miss P Jones

In Attendance: Mrs V Evans (Parish Clerk)

061/18 Chairman's Welcome

The Chairman welcomed everyone to the meeting.

062/18 Apologies for Absence

There were apologies for absence from Cllr Mr J Barber DL, Cllr Ms J Eldridge and Cllr Mrs S Sharma.

063/18 Declarations of Interest

Cllr Pegrum declared a non-pecuniary interest in EPF/2736/18, 2 Rose Cottage Rye Hill Road, as she was a neighbour consultee.

064/18 Minutes of Previous Meeting

The Minutes of the meetings held on 17 September and 1 October having been previously circulated, were confirmed as a true and correct record and signed by the Chairman.

065/18 Public Participation Session

There were no members of the public present.

066/18 Planning Applications

EPF/1945/18 – The White House Epping Road Epping Green

Erection of detached house and garage – alternative to previous approval under EPF/2121/15

No objection but would ask for conditions to address the following concerns:

1. Concern about flooding/drainage: the car park surface and impact on Epping Green Chapel
2. Concern at the increased size of the property and potential overdevelopment of the site: proximity to original house and due to its local architectural merit finish to the proposed new property should be in keeping
3. Concern about protection of trees and shrubs notwithstanding the Tree Protection Plan: what preventative or remedial action would be taken if they were damaged during the build?

EPF/2736/18 – 2 Rose Cottage Rye Hill Road

Detached garage outbuilding with games room in loft space

Objection

1. Unnecessarily excessive development in the Green Belt
2. Effect on the openness of the Green Belt
3. Not sympathetic to the environment
4. Disproportionate size in relation to the current property and approved extension
5. Footpath to the right of the site is always muddy/boggy and there is a concern that the build would make this worse. There is an old well in the vicinity and the adjoining property has an ancient pond.

Should it be required a member of this Council would attend the EFDC Planning Sub Committee. Cllr Buckle volunteered.

067/18 Application Decisions

GRANT PERMISSION

App No	Site	Development	EUPC
EPF/1487/18	Greenway Epping Road Epping Green	Single storey rear extension, garage conversion, front porch replacement and new boundary wall and gates.	Objection
EPF/1697/18	Copped Hall Stables Courtyard Crown Hill	Grade II listed building consent for proposed replacement of 5 stones on pediment.	No objection
EPF/1653/18	17 The Magpies Epping Green	Rear dormer conversion and 3 x front rooflights	Objection
EPF/1527/18	Gibbons Bush Farm Epping Green	Proposed replacement of existing ancillary range building for use as annexe/storage	Objection
EPF/1992/18	Webbs Cottage Rye Hill Road	Internal alterations; driveway and access widened; 2 x roof-lights to side elevation; flue liner to existing chimney; demolition of WC; relocation of door and porch to side; new vehicular gate; 2 x sunpipes; paint colours changed to external elevations	No objection
EPF/1998/18 LB	Webbs Cottage Rye Hill Road	Grade II listed building consent for Internal alterations; driveway and access widened; 2 x roof-lights to side elevation; flue liner to existing chimney; demolition of WC; relocation of door and porch to side; new vehicular gate; 2 x sunpipes; paint colours changed to external elevations	No objection to plans for property

REFUSE PERMISSION

App No	Site	Development	EUPC
EPF/1481/18	2 Takeleys Manor Cottages Upland Road	Amendment to EPF/2146/16 - Erection of metal gates and supporting brickwork pillars/wall (Retrospective)	Objection

LAWFUL

App No	Site	Development	EUPC
EPF/2446/18 CLD	Ambresbury House Theydon Road Theydon Bois (boundary with EUPC)	Certificate of Lawful Development for proposed conversion of garage to gym	N/A

068/18 Enforcement

There was 1 new alleged breach and 2 closed.

069/18 Information Items

Planning Applications from 1 October adjourned meeting (comments under Clerk's delegated powers) –

EPF/2240/18 – Curtilage of Yew Tree Cottage

Enlargement of existing bungalow and garage to create a new detached bungalow

Objection

- 1. Affects the context of the Listed Building**
- 2. Appears to be a demolition and rebuild rather than an enlargement**
- 3. Proposed new building is too prominent and not in keeping with the existing Listed Building**
- 4. Overdevelopment – out of proportion to the adjoining period property and shares the same driveway as the Listed Building**

A representative of Epping Upland Parish Council would attend the Planning Sub Committee if required.

EPF/2363/18 – Wintry Park House Thornwood Road (border with Epping TC)

Proposed first floor rear extension

No objection

EPF/2447/18 – Ambresbury House Theydon Road (border with Theydon Bois PC)

New metal cast gates (amendment to previously application EPF/0534/16)

No objection

EPF/0460/18 LB – Parvills Farm Chambers Manor Farm Lane

Revised drawings regarding underfloor heating (drawing no. 1677-16 rev.C); reviewed by Historic England and approved by them as well as being approved by the Council's Listed Building Officer.

No longer any objection

However it is hoped that thorough inspections are carried out both prior to the work being undertaken and when it is completed before the floorboards are relaid. This is a much treasured and well known local property

EALC Planning Briefing – Cllr Buckle had attended and gave a verbal report. He advised that other local councils are also experiencing difficulties working with their planning authority. There was advice that comments would carry more weight if reference was made to the relevant policies in the NPPF and District Policies and that councillors should use these.

Chequers Epping Upland – recent ground works had been noted affecting this Listed Building and as requested the Clerk had referred concerns to Enforcement. It was also noted that other, what appeared to be minor, works had been carried out but there were no known planning applications relating to the works.

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.55pm.

Chairman

Date