

PLANNING COMMITTEE

MINUTES

A meeting of the Members of the Planning Committee was held on Monday 6 February 2017 at 7.00pm in Epping Green Chapel

063/16 Members Present: Cllrs Ms A Pegrum (Chairman), Mrs A Jones (Vice Chairman)
Mr J Barber DL, Mr B Miller

In Attendance: Mrs V Evans – Parish Clerk

064/16 Chairman's Welcome

The Chairman welcomed Members to the meeting.

065/16 Apologies for Absence

There were apologies for absence from Cllr Mr D Buckle and Cllr Miss P Jones. There were also apologies from District Cllr Mrs L Hughes.

066/16 Declarations of Interest

Cllr Miller declared a personal interest in EPF/3354/16 as he lives in The Magpies. For probity reasons the Clerk confirmed that she lived in The Magpies.

067/16 Minutes of Previous Meeting

The minutes of the meeting held on 12 December 2016, having been previously circulated, were confirmed as a true and correct record and signed by the Chairman.

068/16 Public Participation Session

There were no members of the public present.

069/16 Planning Applications

EPF/3354/16 – 34 The Magpies Epping Green

Remove existing conservatory, construct new single storey rear extension

No Objection

Concerns about arrangements for building and deliveries in view of the limited access to, and vehicle manoeuvrability within the courtyard environment where the property is situated and impact on all neighbouring properties. Would therefore request a condition that places reasonable restrictions on building and delivery start and finish times having regard to the building strategy.

070/16 Application Decisions

Grant Permission

EPF/2891/16 Gills Farm Epping Upland

Conversion of existing stables to detached dwelling incorporating a single storey front extension. (With conditions)

EPF/2545/16 The White House Epping Road

Removal of outbuilding and erection of single storey annex for occupation by dependent relatives of applicant. (With conditions)

EPF/2619/16 The White House Epping Green

Minor material amendment to rear roof dormers of planning permission EPF/1640/15 (Erection of two detached dwellings with garages, improved highway access, drives, turning areas and ancillary works) (With conditions)

Refuse Permission

EPF/2886/16 The Spinney Upland Road

Single storey rear extension

Details Approved

EPF/2040/16DRC Takeleys Manor Upland Road

Application for Approval of Details Reserved by Condition 5 ‘contaminated land – phase 2’ on planning application EPF/2347/14 (Prior Approval of a proposed change of use of agricultural building to form two dwellings (Use Class C3 Residential))

EPF/2811/16 Parvills Farm Epping Upland

Application for approval of details reserved by condition 5 ‘archaeological work’ on planning application EPF/0479/14 (Erection of two agricultural buildings)

071/16 Enforcement

There were 3 new alleged breaches of planning regulations.

072/16 Information Items

EPF/2146/16 2 Takeleys Manor Cottages – notification of Householder Appeal regarding ‘Retrospective application for the erection of walls and gates’

EPF/3061/16 Fairbourne Lodge – amended application which was responded to under Clerk’s delegated powers due to time constraints, as follows –

The comments of the Planning Committee remain as previously -
Objection

- Overdevelopment of the site; proposed extensions would overwhelm the existing property
- Huge concerns regarding access onto main road and safety issues as this is a busy and blind bend where there are significant parking problems caused by the local school
- Insufficient parking should the living accommodation be increased
- We would like to add that there are grave concerns about the proposed vehicle access from the main road as previously advised notwithstanding the response from Highways; there is onsite parking at the rear of the property allowing for at least 2 cars. It is also noted that the application states that no trees or hedges will be removed, when in order to facilitate the proposed vehicle access well established hedges and trees would have to be removed which would have a detrimental effect on the street scene and visual amenity in this rural location and would cut across common land maintained by this Parish Council.

It was noted that the decision to grant had already been made.

Street Naming and Numbering – Willow End, Chambers Manor Farm Lane (formerly The Barn); Owl Lodge, Chambers Manor Farm Lane (formerly The Stables); Maple and Redwood, Epping Road (2 new properties on The White House site).

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.20pm.

Chairman

Date