

## PLANNING COMMITTEE

### MINUTES

A meeting of the Members of the Planning Committee was held on Monday 7 November 2016 at 7.00pm in Epping Green Chapel

**042/16 Members Present:** Cllrs Ms A Pegrum (Chairman), Mrs A Jones (Vice Chairman)  
Mr J Barber DL, Mr D Buckle

**In Attendance:** Mrs V Evans – Parish Clerk

**043/16 Chairman's Welcome**

The Chairman welcomed members to the meeting.

**044/16 Apologies for Absence**

There were apologies for absence from Cllr Mr B Miller and Cllr Miss P Jones.

**045/16 Declarations of Interest**

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

**046/16 Minutes of Previous Meeting**

The minutes of the meeting held on 5 September, having been previously circulated, were confirmed as a true and correct record and signed by the Chairman.

**047/16 Public Participation Session**

There were no members of the public present.

**048/16 Planning Applications**

**1 EPF/2545/16 – The White House Epping Road**

Removal of outbuilding and erection of single storey annex for occupation by dependent relatives of the applicant

**Objection**

Gross overdevelopment of a restricted site particularly in the Green Belt

Reservations because of previous planning application (EPF/2121/15). Is it now intended to rescind that application?

Concern regarding drainage and surface water, particular concern in view of proximity to ditches and pond liable to flooding

Concern regarding impact on a locally important property

Concern that property is not on a historical/architectural list

Should application be granted would ask that there is a condition limiting the occupational use to the dependents of the existing owner.

**2 EPF/2619/16 – The White House Epping Green**

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

**Objection**

Impact on Green Belt; highly visible from public footpath

Inappropriate for the setting

Concern on presumption of grant of application as amendment appears to have been started

### **3 EPF/2146/16 2 Takeleys Manor Cottages**

Retrospective planning application for the erection of walls and gates

It was noted that the application had been considered for expediency at Full Council on 19 September and the following comments made:

#### **Objection**

Wholly inappropriate design in its environment and not in keeping with surrounding area and the openness of the Metropolitan Green Belt

It is understood that block paving is not normally allowed due to the effects of water on the highway

Splay of walls causes visibility issues when exiting – not seeing or being seen

### **049/16 Application Decisions**

#### **GRANT PERMISSION**

EPF/1115/16 Peacock Cottage Epping Long Green

Two storey side extension

EPF/1127/16 Warren Lodge High Road

Erection of two detached dwellings following the Councils granting of application EPF/2723/15

EPF/1519/16 Rye Hill House Rye Hill Road

Extension and change of use to residential purposes

EPF/1767/16 11 Griffins Wood Cottages High Road

Two storey rear extension, part single storey, part two storey side extension and garden room. Re-submission of approved application: EFP/0666/12. (Neighbouring/on parish boundary)

EPF/2012/16 LB Copped Hall The Stableyard

Grade II listed building consent to reinstate interior treatment of a first floor room from original drawings and evidence.

#### **REFUSE PERMISSION**

EPF/1145/16 The Cottage Parsloe Road

2 gated entrances and 1 additional crossover

EPF/1373/16 Fairbourne Lodge Epping Upland

Proposed ground floor front extension; alterations and extensions to form loft conversion incorporating front and rear dormers and new vehicle access

EPF/1826/16 Richmond Farm Parsloe Road

Construction of porous hardstanding area

EPF/2146/16 2 Takeleys Manor Cottages Upland Road

Retrospective planning application for the erection of walls and gates

#### **LAWFUL**

EPF/2121/16 CLD Peacock Cottage Epping Long Green

Certificate of Lawful Development for proposed garden room

#### **PRIOR APPROVAL NOT REQUIRED**

EPF/1462/16 Copped Hall Garden Nursery High Road

Prior notification of proposed replacement of 15m phase 1 monopole with a 17.5m phase 5 monopole and 1 no. additional equipment cabinet

### **050/16 Enforcement**

There was no Enforcement information relating to this Parish.

### **051/16 Consultations**

#### **Removal of Payphone Kiosks**

A public consultation is being carried out by EFDC regarding the potential removal by BT Payphones of 'payphone kiosks it would like to remove in order to maximise efficiency while maintaining an effective payphone service', details circulated with usage in the last 12 months. For this Parish the payphone is located by the Village Green and there was no usage in the last 12 months.

Following discussion it was unanimously AGREED to refer the matter to Council to ensure that any potential local interest was fully considered and that information be placed on the central notice board.

**052/16 Information Items**

**6 Carters Lane** – large breeze block construction has appeared in the rear garden. Other planning permission has not yet been started.

**10 Carters Lane** – has lantern light which was not on planning application but was on planning application for 8 Carters Lane.

There being no further business the Chairman thanked members for attending and closed the meeting at 7.50pm.

Chairman .....

Date .....