

PLANNING COMMITTEE

MINUTES

A meeting of the Members of the **Planning Committee** was held on **Monday 11 June 2018** at 7.00pm in Epping Green Chapel

001/18 Members Present: Cllrs Ms A Pegrum (Chairman), Mr J Barber DL, Mr D Buckle, Mrs S Sharma

In Attendance: Mrs V Evans – Parish Clerk

002/18 Chairman's Welcome

The Chairman welcomed Members to the meeting and thanked them for attending.

003/18 Apologies for Absence

There were apologies for absence from Cllrs Ms J Eldridge, Mrs A Jones and Miss P Jones.

004/18 Declarations of Interest

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

005/18 Minutes of Previous Meeting

The Minutes of the meeting held on 14 May, having been previously circulated, were confirmed as a true and correct record and signed by the Chairman.

006/18 Public Participation Session

There were no members of the public present.

007/18 Planning Applications

EPF/0948/18 – 14 The Magpies Epping Green

Rear ground floor extension

No objection in principle provided –

There is appropriate provision for neighbouring residents while building work takes place in view of the restricted access, turning area and overall space especially on refuse collection days.

Conditions for days and times that building works can take place avoiding busy business, commuter, school or family times.

EPF/1243/18 – 4 Carters Lane Epping Green

Ground floor front, side and rear extension and a hip to gable loft conversion

Objection

- Overdevelopment of site – overwhelming on existing property, excessive and out of scale
- Out of keeping in rural setting
- Would overlook several properties
- Loss of visual amenity particularly from public footpath
- Concern about the continued setting of a precedent
- Concern that property would be used as an HMO and thereby the safety of occupants
- If 3 cars are parked on the site as per drawing 'Proposed Plans' this would require the removal of a hedge; the application states in section 7 that no trees or hedges will be removed
- Should the application be granted would request a condition that the hedges remains in situ to retain the landscaping of this rural environment

Applications considered at the Annual Meeting on 21 May were noted -

EPF/1121/18 35 The Magpies Epping Green

Garage conversion

Objection

- Removing parking in an already congested development
- There is no permitted development although this may be allowed yet again affecting parking
- Concern regarding street scene should the garage door be changed. External changes have an impact on the whole development hence permitted development rights were withdrawn from this award winning development

EPF/0917/18 Upper Clapton Rugby Football Club Epping Upland (neighbouring/boundary)

Construction of 10 dwellings with associated access road and landscaping

No objection

EPF/1018/18 CLD Wintry Park House Thornwood Road (neighbouring/boundary)

Certificate of Lawful Development for proposed side extension

No comments

008/18 Application Decisions

| GRANT PERMISSION | | | |
|-------------------------|--|---|--------------|
| App No | Site | Development | EUPC |
| EPF/0485/18 | 26 The Magpies Epping Green | Demolition of existing PVC conservatory. Proposed rear single storey extension. Internal alterations. | No objection |
| EPF/2824/17 | Meadowood Epping Road Epping Green | Demolition of existing double garage and store enclosure. Erection of double garage, and workshop with added pitched roof and rooms in loft space | Objection |
| EPF/3466/17 | 2 Rose Cottage Rye Hill Road | Two storey front and side extension. Single storey rear extension. | Objection |

009/18 Enforcement

There were 2 new alleged breaches.

010/18 Pre-submission Harlow Local Development Plan

Details of the Pre-submission Harlow Local Development Plan had been circulated.

There was discussion on the concerns and impact of the potential developments and the effect on this parish. It was unanimously AGREED that there were no comments on this document.

011/18 Information Items

EPF/1332/18 TPX White House Copped Hall Estate (Copped Hall Conservation Area)

Holly – Trim back on garden side by 1.5m 1 x Pine – Remove lowest branch by patio & reduce branch above that by up to 2m. No comments accepted.

EPF/0917/18 Upper Clapton Rugby Football Club Epping Upland

North Weald Bassett PC had advised that they also had no objection subject to -

- 1 additional visitor car parking space being included within the plans ensuring compliance with the Essex Parking Standards Design and Good Practice
- Any permission granted being recorded as an enabling development and referencing the planning application numbers of the development this would enable.
- A condition should be attached limiting construction hours as follows:
8am to 6.30pm Monday to Friday
8am to 1pm on a Saturday
No works on Sundays or Bank Holidays
- Section 106 agreement being agreed as described within the application, to ensure 100% of the profit from the sale of the land for housing being spent on community facilities for the Rugby Club.

Clevedon Epping Road Epping Green - informal complaint had been received regarding this Council's response to the recent planning application and the outcome. The Clerk had responded. It was understood that there had been some highly critical comments on Facebook. The application had been refused on the basis of safety issues from ECC Highways; this Council's comments were not considered to be of such significance to merit a refusal.

Cock & Magpie – tenders for the purchase were to have been submitted by 29 May and no further information was known.

There being no further business the Chairman thanked Members for attending and closed the meeting at 7.45pm.

Chairman

Date