

PLANNING COMMITTEE

MINUTES

A meeting of the Members of the **Planning Committee** was held on **Monday 16 July 2018** at 7.00pm in Epping Green Chapel

012/18 Members Present: Cllrs Ms A Pegrum (Chairman), Mrs A Jones (Vice Chairman), Mr J Barber DL, Mr D Buckle, Miss P Jones, Mrs S Sharma

In Attendance: Mrs V Evans (Parish Clerk)

013/18 Chairman's Welcome

The Chairman thanked everyone for coming.

014/18 Apologies for Absence

There were apologies for absence from Cllr Ms J Eldridge.

015/18 Declarations of Interest

Cllr Barber declared a personal interest in EPF/1481/18, 2 Takeleys Manor Cottages Upland Road, as he knows the applicant.

016/18 Minutes of Previous Meeting

The Minutes of the meeting held on 11 June, having been previously circulated, were confirmed as a true and correct record and signed by the Chairman.

017/18 Public Participation Session

There were no members of the public present.

018/18 Planning Applications

EPF/1478/18 CLD – Ringinglow High Road Epping

Certificate of Lawful Development for existing use of land as part of a residential garden
Concern that the land is agricultural land and close to Epping Forest

EPF/1481/18 – 2 Takeleys Manor Cottages Upland Road

Metal gates and supporting brickwork pillars/wall (EPF/2146/16)

Objection

- 1. Improvement to the gates is noted but still considered to be an inappropriate design in its environment and not in keeping with surrounding area and openness of the Green Belt**
- 2. Would suggest that the pillars be lower in height**

EPF/1487/18 – Greenway Epping Road Epping Green

Single storey rear extension, garage conversion, front porch replacement and new boundary wall and gates

Objection

Concern that the removal of the garage will exacerbate the already difficult parking situation in the whole of the village

EPF/1480/18 PN – Home Farm Little Copped Hall Copped Hall Estate

Prior approval for change of use of storage building (Class B8) to 3 dwellings (Class C3)

Objection

Proposed development is out of keeping and inappropriate within the Copped Hall Conservation Area with a lack of facilities and amenities eg parking, garden/green space

No objection to the change of use

EPF/1653/18 – 17 The Magpies Epping Green

Rear dormer loft conversion and 3 x front rooflights

Objection

1. **Highly visible from the Green Belt and the Long Green, an ancient highway and part of Epping Forest**
2. **Overdevelopment in terms of bulk in this run of properties in an award winning development**
3. **Concern regarding the effect on parking with an additional bedroom where there are already considerable parking issues**
4. **Should the application be granted would request stringent conditions regarding construction and related vehicles, as The Magpies is a narrow busy road and there is only pedestrian access to this property**

EPF/1697/18 LB – Copped Hall

Grade II listed building consent for proposed replacement of 5 stones on pediment

No objection

019/18 Application Decisions

GRANT PERMISSION			
App No	Site	Development	EUPC
EPF/0837/18 LB	Copped Hall	Listed building application for reinstatement of stone staircase to original details.	No objection
REFUSE PERMISSION			
App No	Site	Development	EUPC
EPF/0752/18	Clevedon Epping Road Epping Green	Front fence and electric gates across front of driveway.	Objection

020/18 Enforcement

There was no enforcement information.

021/18 Epping Town Council's Neighbourhood Plan

Details of Epping Town Council's Neighbourhood Plan and questionnaire had been circulated. There was discussion as to any impact on this parish. It was unanimously AGREED to respond with no comments but to say that the Plan was a well prepared and presented document.

022/18 Harlow and Gilston Garden Town

Details of EFDC's consultation on the Harlow and Gilston Garden Town Vision had been circulated. Harlow and Gilston had been designated a Garden Town by the Ministry of Housing, Communities and Local Government in January 2017.

Following considerable discussion which raised concerns it was unanimously AGREED that the Committee Chairman and Clerk would prepare a draft response for circulation to councillors for comments before submission. The response is appended to these minutes.

023/18 Planning Authority

The Council had for some time been concerned about the approach and actions of the Planning Authority (EFDC) to planning applications for this Parish and comments from this Parish Council. It was unanimously AGREED to write to EFDC with the concerns seeking a meeting in the first instance; the Clerk would draft a letter and circulate to councillors before sending.

024/18 Information Items

Cock & Magpie – the Clerk advised that she had contacted EFDC in view of the notice

regarding demolition. The Principal Planning Officer for the area had advised that the application had been returned as invalid: following a recent legislation change a Prior Notification application cannot be made for the demolition of a public house. The Clerk had responded not least reminding that the building was on the Local List.

Lodge Farm Barns, Epping Road, Epping Green – Street Naming and Numbering notification had been received of a new postal address; the address was formerly Nazeing with a different postcode. The (limited) map was scrutinized and it was considered that the property was still in Nazeing; the Clerk would follow up.

There being no further business the Chairman thanked Members for attending and closed the meeting at 8.34pm.

Chairman

Date

Epping Upland Parish Council has great concerns with regard to the proposed vision for the Garden Town and disapproves of the concept, the implementation and the location.

1. The Garden Town in our view is far too spread out and therefore occupies a much larger area of former countryside than necessary. It has been described as an 'urban sprawl on an epic scale'.
2. The loss of prime agricultural land at a time when the proportion of food grown within this country is diminishing is regrettable, as is the loss of green belt land.
3. The Green Belt was created to save the countryside surrounding London from developments such as this. If this succeeds we wonder if any part of the Green Belt is safe.
4. Green wedges are not the same thing as countryside. Certainly farming activities here would be impracticable, with the use of large machinery such as combine harvesters and activities such as necessary crop spraying; especially as footpaths and cycle tracks are envisaged through the green wedges.
5. The health and wellbeing of all those affected is highly likely to be compromised as the open space is reduced and controlled, and pollution levels will increase notwithstanding the proposals for Landscape & Green Infrastructure and Sustainable Movement.
6. Whether Harlow Town Centre will become 'the cultural and commercial centre of the Garden Town' is doubtful, even with its forthcoming refurbishment. Brookfield Farm, Bishops Stortford and Hertford are at least as likely to attract residents.
7. Many residents would be likely to commute to London rather than take jobs locally. Already numerous local properties are being purchased by people who work in London but find London property prices too high, as are those closer to existing transport links.
8. Current rail and tube links are inadequate, being overcrowded and oversubscribed both from Harlow and Epping.
9. The A414 and A10 are the nearest major roads to the site and it is likely that all the existing smaller local roads in the vicinity, which are unsuitable for heavy traffic, will come under pressure. Some of these run through the centres of small villages eg Eastwick, Hunsdon, and it would entirely change the character of the area if they were widened.
10. Pictures of the proposed development show unnecessarily wide streets with wide green verges, contributing to an overall waste of space.
11. The water supply and sewage facilities have obviously not yet been discussed. With the South East being the driest and the most densely populated part of England, large developments such as this are bound to present a problem which should be considered before any final decisions are made.
12. The Garden Town must be seen not just as an isolated development but as the CPRE describes it a 'death knell' to the rural character of the whole area.