

PLANNING COMMITTEE

MINUTES

A meeting of the Members of the Planning Committee was held on Monday 20 March 2017 at 7.00pm in Epping Green Chapel

083/16 Members Present: Cllrs Ms A Pegrum (Chairman), Mrs A Jones (Vice Chairman)
Mr J Barber DL, Mr D Buckle, Miss P Jones

Also present: 1 Member of the public

In Attendance: Mrs V Evans – Parish Clerk

084/16 Chairman's Welcome

The Chairman welcomed everyone to the meeting

085/16 Apologies for Absence

There were apologies for absence from Cllr Mr B Miller. There were apologies from Cllr Barber as he would be late to the meeting or unable to attend.

086/16 Declarations of Interest

For probity reasons the Clerk confirmed that she lived in The Magpies.

087/16 Minutes of Previous Meeting

The minutes of the meeting held on 27 February, having been previously circulated, were confirmed as a true and correct record and signed by the Chairman.

088/16 Public Participation Session

The Applicant for EPF/0311/17, The Old Garage, spoke in relation to the application.

089/16 Planning Applications

EPF/0311/17 The Old Garage Epping Road Epping Green

Replacement of an existing garage with a new single storey one-bed dwelling with single car parking space.

No objection

Concern that site was a former working garage with fuel pumps which may indicate that the land is contaminated contrary to that stated in the application

Concern regarding traffic access on a busy road

Member of the public left the meeting

EPF/0371/17 The Cottage Parsloe Road

Proposed new gated entrance and 1 new crossover (revised application to EPF/1145/16)

Objection

Entrance and exit should be the same distance back from the road for safety reasons

EPF/0395/17– Griffins Wood House Copped Hall Estate

Retention of carport and storage outbuilding to replace old carport and storage

Objection

Insufficient information - plans are not in context with surrounding buildings, no details as to materials therefore not able to properly comment on this application which falls within the Copped Hall Conservation Area. Expected to see proper plans of existing and proposed in proportion.

EPF/0139/17– Richmond Farm Parsloe Road

Retention of extended hardstanding, security fencing and gates and continued use as scaffolding storage

Objection

- Inappropriate development in the curtilage of a Listed Building
- Concern regarding drainage and water run off
- Plans are inadequate and out of context
- Concern regarding the type of vehicles seen at the site which would not be used for transporting scaffolding

EPF/0276/17– 2 Takeleys Manor Cottages Upland Road

Revised access to property, erection of walls and gates (Revised application to EPF/2146/16)

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

EPF/0428/17– 37 The Magpies Epping Upland (Epping Green)

Loft conversion with rear roof dormer and front roof velux windows

Objection

- Not in keeping with the architectural design and ethos of the development which was the reason for no Permitted Development as this is a 'village within a village' with carefully designed small runs of properties including the courtyard where this property is sited.
- The velux windows destroy the look/street scene at the front of the properties and the dormer at the rear will be visible on entering the development from Elm Close.
- Concern about the setting of a precedent which will destroy the architectural design of this award winning development.
- Should the application be granted would request a condition that places reasonable restrictions on building and delivery start and finish times having regard to the building strategy. There are 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 which has caused great disruption in the past.

Cllr Barber arrived

EPF/0501/17– Rye Hill House Rye Hill Road

Extension to connect barn to house, and change of use for residential purposes. First floor rear extension over new extension to extend master bedroom. Amendment to approved application: EPF/1519/16

Objection

Overdevelopment of site – property has lost some of the aesthetics of being a period building by all the extensions. It was originally a Georgian house with a farmyard and a barn.

EPF/0524/17– White House Copped Hall Estate

Single storey side/rear extension with monopitch roof

Objection

Inappropriate development for the property particularly in a Conservation Area. Significantly changes the character of the property which has been described as a key building of 'conservation area interest'

EPF/2569/16 – 35 The Magpies Epping Upland (Epping Green)

Erection of orangery

Objection

Plans have insufficient detail to be able to comment eg no picture/image of structure

EPF/1958/16 – Parvills Farm Chambers Manor Farm Lane

Modernisation of services to whole house (already started), with new underfloor heating to ground floor. Removal of small number of modern internal partitions and modern bathroom to the first floor stair tower landing. (Reconsidered)

The Committee while recognising the Listed Building Officer's comments still

objected on the basis that there were concerns that such an historical and noteworthy building of national significance (Grade II*) must be **sympathetically** renovated.

090/16 Application Decisions

There were no decisions on applications previously considered by this Council

091/16 Enforcement

6 Carters Lane – large breezeblock construction in rear garden had been reported. EFDC have visited the site and advised that this is Permitted Development.

092/16 Information Items for consideration

EPF/0339/17 DRC, Sunset Cottage Building and land adjacent Epping Long Green

Application for Approval of Details Reserved by Condition 8 'contaminated land - phase 1' on planning application EPF/2940/15 (Removal of existing building, loose box, hard standings etc. and redevelopment of previously developed land to provide four dwellings, including ancillary works).

The Clerk was checking the precise address

Fairbourne Lodge – it was understood that the new crossover had been marked up by Highways.

Peacock Cottage – checks had been made and the other extension is the Garden Room which was a CLD.

There being no further business the Chairman thanked Members for attending and closed the meeting at 8.25pm.

Chairman

Date