

PLANNING COMMITTEE

MINUTES

A meeting of the Members of the **Planning Committee** was held on **Monday 20 August 2018** at 7.00pm in Epping Green Chapel

035/18 Members Present: Cllrs Ms A Pegrum (Chairman), Mrs A Jones (Vice Chairman), Mr D Buckle, Ms J Eldridge, Miss P Jones, Mrs S Sharma

In Attendance: Mrs V Evans (Parish Clerk)

036/18 Chairman's Welcome

The Chairman welcomed everyone to the meeting.

037/18 Apologies for Absence

There were apologies for absence from Cllr Mr J Barber DL.

038/18 Declarations of Interest

Cllr Buckle declared a personal interest in EPF/2945/17 – The Barn Takeleys Manor as he had previously known the company.

039/18 Minutes of Previous Meeting

The Minutes of the meeting held on 30 July, having been previously circulated, were confirmed as a true and correct record and signed by the Chairman.

040/18 Public Participation Session

There were no members of the public present.

The applicant for Webbs Cottage had spoken at length with the Clerk as she unable to attend due to a last minute unavoidable commitment; the Clerk advised of the key points.

041/18 Planning Applications

EPF/1527/18 – Gibbons Bush Farm Epping Long Green (Epping Road)

Proposed replacement of existing ancillary range building for use as annexe/storage

No Objection to the plans

Would request a condition that the annexe is limited to use by family members

EPF/1992/18 – Webbs Cottage Rye Hill Road

Internal alterations: driveway and access widened; 2x roof-lights to side elevation; flue liner to existing chimney; demolition of WC; relocation of door and porch to side; new vehicular gate; 2x sunpipes; paint colours changed to external elevations.

No objection

EPF/1998/18 LB – Webbs Cottage Rye Hill Road

Grade II listed building consent for internal alterations: driveway and access widened; 2x roof-lights to side elevation; flue liner to existing chimney; demolition of WC; relocation of door and porch to side; new vehicular gate; 2x sunpipes; paint colours changed to external elevations.

No objection to the plans for the property

Would prefer that the gate was more in keeping with the style of the Listed Building and would suggest a five bar gate or a gate with more rural empathy.

EPF/2945/17 – The Barn Takeleys Manor Upland Road

Change of use of agricultural building to showroom store.

No objection

Concern that barn used to be a piggery and needs to be checked for contamination.

042/18 Application Decisions

There were no decisions on applications previously considered by this Council

043/18 Appeal Against an Enforcement Notice

ENF/0295/18 – Richmond Farm Parsloe Road

Without planning permission the change of use of land for the purpose of storage of scaffolding, storage of motor homes and caravans/mobile homes and the laying of hardstanding

Strongly Object

- 1. Inappropriate development in the curtilage of a Listed Building**
- 2. Concern regarding drainage and water run off**
- 3. Concern regarding the types of vehicles seen at the site which would not be used for transporting scaffolding**
- 4. Has a greater impact on the Green Belt than the neighbouring shops and businesses and is not in keeping with the rural environment**
- 5. Impact on an already busy road**
- 6. Documentation and plans are inadequate to comment on the detail**

044/18 Enforcement

There was no Enforcement information.

045/18 EFDC Constitution - Planning Process Review

It was noted that EFDC at its Council meeting on 31 July 2018 had agreed the changes to their Constitution in relation to the Planning Process at the EFDC; the decision is in immediate effect from EFDC Planning. Minutes were not yet available and no notification had been received by the Parish/Town Councils as to the outcome and implementation.

In the Clerk’s absence the Committee Chairman had received a call from a Planning Officer requiring an immediate response as to whether or not a representative of this Council would be attending Planning Sub Committee West regarding the objection to 17 The Magpies. The Committee Chairman and Vice Chairman had decided that someone should attend and the Vice Chairman had confirmed by email to the Planning Officer as requested. The Clerk had also received similar requests for 35 The Magpies and Greenway.

There was considered and lengthy discussion as to the impact on this Council, the implementation and process, and the letter to be sent to EFDC (Planning Committee 16 July 023/18).

It was unanimously AGREED that Cllr A Jones, supported by Cllr Pegrum, would attend the EFDC Sub Committee on 5 September and speak on the applications on the agenda, and that until further details were available from EFDC the Clerk would circulate councillors to see who would attend in future, although it was anticipated that this would be agreed at the meeting if an objection was made; the Clerk would provide details to the councillor speaking. It was noted that the schedule of EFDC meetings is on EFDC’s website however it is not always known which meeting an application would go to as this was dependent on EFDC’s internal processes and deadlines.

046/18 Information Items

EPF/0752/18 Clevedon Epping Road – letter had been received from EFDC that a Householder Appeal had been made. It was also noted that there was a For Sale notice outside the property.

There being no further business the Chairman thanked Members for attending and closed the meeting at 8.26pm.

Chairman

Date