

PLANNING COMMITTEE

MINUTES

A meeting of the Members of the Planning Committee was held on Monday 23 October 2017 at 7.00pm in Epping Green Chapel

021/17 Members Present: Cllrs Mr D Buckle (Chairman), Mrs A Jones (Vice Chairman), Mr J Barber DL, Ms A Pegrum

Also present: 5 representatives of Epping & Upper Clapton Rugby Football Club
1 Member of the public

In Attendance: Mrs V Evans – Parish Clerk

022/17 Chairman's Welcome

The Chairman welcomed everyone to the meeting. He reminded councillors that EUCRFC were making a presentation ahead of a planning application in a neighbouring parish bordering this parish and that no decision or comments could be made on the proposal.

023/17 Apologies for Absence

There were apologies for absence from Cllr Miss P Jones.

024/17 Declarations of Interest

For probity the Clerk advised that she was neighbour consultee for EPF/2600/17, 10 The Magpies.

025/17 Minutes of Previous Meeting

The Minutes of the meeting held on 3 July, having been previously circulated, were confirmed as a true and correct record and signed by the Chairman.

026/17 Public Participation Session

The Member of the public spoke in objection to EPF/2600/17, 10 The Magpies, and handed comments to the Committee Chairman.

027/17 Epping Upper Clapton Rugby Football Club

There was a presentation from a member of William Thompson Homes who are working in conjunction with the Club and the Chairman of the Club on the proposed developments at the Epping Upper Clapton Rugby Football Club site in Upland Road. The site is in the neighbouring parish of North Weald Bassett but proximate to this parish's boundary. There were some questions from councillors including a concern should the expected funding not be available and the impact on the proposals. The Chairman thanked the representatives for attending and they left the meeting

**028/17 Planning Applications
1 Planning Applications**

EPF/2600/17, 10 The Magpies, was brought forward but for clarity is recorded in its original agenda order. At the end of the application the member of the public left the meeting.

EPF/2371/17 Curtilage of Yew Tree Cottage High Road

Conversion of a one-bedroom bungalow with ancillary garage to a three-bedroom chalet-style bungalow

Objection

- Affects the context of the Listed Building – the finishing materials are changed and not in keeping

- Appears to be a demolition and rebuild rather than a conversion
- Overdevelopment - out of proportion to the adjoining period property, sharing the same driveway as the Listed Building
- Inadequate information on the plans in respect of drainage

EPF/2585/17 Rye Hill House Rye Hill Road

Demolition of existing barn (approved conversion under application EPF/1700/15 & 1519/16) and construction of new linked single storey building

Objection

- Demolition of the barn would be a loss of an attractive rural landscape
- Would affect the character of Rye Hill House by the alteration
- The new build would be over dominant with the existing house

EPF/2400/17 Upland Lodge Epping Road (Epping Green)

Double storey rear extension, 2m high fencing and 2m high electric entrance gates to front boundary and alterations to fenestration

Objection

- Extension is in the Green Belt with no exceptional circumstances
- Gate is too close to the road and should be set back for safety
- The fence blocks the Footpath and the gate would also block the Footpath

EPF/2600/17 10 The Magpies (Epping Green)

Roof extension with rear dormer and 2 roof windows to front

Objection

- Inappropriate development as it is not compatible with the character of the surrounding area
- Visible from over half a mile away in the Green Belt from the rear
- This property does not face into a housing area unlike previous applications
- Incorrect detail on existing front elevation
- Plan does not show proper use of the room at the top of the building
- Clear from plans that have converted part of integral garage into a habitable room which also raises health and safety concerns – would appear that there is no window and no other exit in an emergency other than through the house
- Concern that this is on the development's main road with no area for lorries etc to park and manoeuvre affecting residents and emergency services
- The removal of permitted development was required by Epping Forest District Council when granting permission for the original construction in the 1970s. There is still no permitted development
- The Magpies development was an award winning feature over 40 years ago and should remain so not being spoilt by inappropriate overdevelopment

EPF/2399/17 The Old Granary Copped Hall Estate

Single storey extension to the rear of the property with link to garage building. Basement to new extension to create 2 bedrooms and bathroom

Objection

- Out of character with the original listed building
- Inappropriate development in the Copped Hall Conservation Area and the Green Belt
- Is unique in its environment
- No redeeming features in the proposals

EPF/2409/17LB The Old Granary Copped Hall Estate

Grade II listed building consent for proposed single storey extension to the rear of the property with link to garage building. Basement to new extension to create 2 bedrooms and bathroom

Objection

- Out of character with the original listed building
- Inappropriate development in the Copped Hall Conservation Area and the Green Belt
- Is unique in its environment
- No redeeming features in the proposals

2 Applications considered at Council meetings

To Note applications considered at Council meetings on 7 August and 18 September respectively for expediency –

EPF/1689/17 CLD Gibbons Bush Farm Epping Road

Certificate of lawful development for proposed demolition of existing garage and erection of new garage

Concern that materials are an inappropriate replacement.

Out of character with surrounding buildings

Concern about impact on Roman remains on the site which foundations can affect

EPF/2341/17 CLD Fallow Deer Barn/Owl Lodge

Certificate of Lawful Development for proposed single storey side extension and single storey rear extension

No comments

029/17 Application Decisions

GRANT PERMISSION

EPF/0622/17LB Park Cottages High Road **Objection**

Grade II listed building application for replacement windows and doors

EPF/1048/17 The Willows Epping Long Green **No objection**

Proposed extension including raising of ridge and provision of rooms in the roof

EPF/0921/17 4 Carters Lane (Epping Green) **Objection**

Ground floor front, side and rear extension and a hip to gable loft conversion (Revised application to EPF/0168/17)

EPF/1660/17 The Spinney Upland Road **No objection**

Replacement conservatory with solid flat roof with lantern and bifold doors

EPF/1322/17 Redwood Epping Road **Objection**

New crossover/access

EPF/1436/17 The Estate Office [sic] Hayleys Manor Upland Road **Objection**

Excavation and installation of biofertiliser lagoon and 1.8m safety fence in agricultural field to the south of Hayleys Manor Farm, Upland Road, Epping

LAWFUL

EPF/1689/17CLD Gibbons Bush Farm

Certificate of Lawful Development for proposed demolition of existing garage and erection of new garage

DETAILS APPROVED

EPF/0552/17DRC Sunset Cottage [sic] Epping Long Green

Application for Approval of Details Reserved by Condition 14 'phase 1 habitat survey' 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).

DETAILS PARTIALLY APPROVED

EPF/1259/17DRC Epping Green Chapel

Application for approval of details reserved by condition 2 'materials' and 3 'drainage details' on planning application EPF/0323/16 (New side addition)

030/17 Enforcement

Redwood Epping Road – letter from EFDC acknowledging report of suspected breach.

ENF/0295/16 Richmond Farm – Enforcement Notice issued 31 August 2017 and withdrawn 12 September 2017. The Clerk was requested to ask EFDC why the Notice was withdrawn as it was not clear from the documentation.

6 Carters Lane – response from EFDC regarding second large building in rear garden?

Alleged Breaches – 2 notified.

031/17 Information Items for consideration

Neighbourhood Plan – Cllr Barber confirmed that he had attended the EALC Briefing which had demonstrated the huge amount of work required and raised resource issues. The item would be on the next Council agenda.

There being no further business the Chairman thanked Members for attending and closed the meeting at 9.05pm.

Chairman

Date