

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: District Development Control **Date:** 5 February 2008
Committee

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.45 pm
High Street, Epping

Members Present: B Sandler (Chairman), D Kelly (Vice-Chairman), K Chana, M Colling, R Frankel, Mrs A Haigh, J Knapman, J Markham, P McMillan, B Rolfe, Mrs P Smith, P Turpin and Mrs L Wagland

Other Councillors:

Apologies: J Hart and M Woollard

Officers Present: S G Hill (Senior Democratic Services Officer) and B Land (Assistant Head of Planning and Economic Development)

17. WEBCASTING INTRODUCTION

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet, and that the Council had adopted a protocol for the webcasting of its meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

18. MINUTES

Resolved:

That the minutes of the meeting held on 4 December 2007 be taken as read and signed by the Chairman as a correct record.

19. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)

It was noted that Councillor Rolfe had been appointed as substitute for Councillor Hart.

20. DECLARATIONS OF INTEREST

(a) Pursuant to the Councils Code of Member Conduct, Councillor R Frankel declared a pecuniary interest in item 7 (19 Heath Drive, Theydon Bois). The Councillor stated that he proposed to speak from the floor regarding the application but would withdraw from the meeting during the debate on that item.

(b) Pursuant to the Councils Code of Member Conduct, All members of the Committee declared a personal interest in agenda item 8 (Thatched House, Epping) by virtue of the applicant being a District Councillor. All members of the Committee

stayed in the meeting save Councillor Rolfe (see (c) below) and took part in the debate on that item.

(c) Pursuant to the Councils Code of Member Conduct, Councillor B Rolfe declared a pecuniary interest in item 8 (Thatched House, Epping) and indicated that he proposed to leave the meeting for that item.

21. PLANNING APPLICATION EPF/2401/07 – 19 HEATH DRIVE, THEYDON BOIS – SECOND FLOOR EXTENSION

The committee considered a planning application for a second floor extension at 19 Heath Drive, Theydon Bois which had been referred to the Committee by Area Planning Subcommittee East. The building was locally listed, because of their “art-deco” design, being of special architectural value in the context of the surrounding residential houses. This had meant that officers had given the application particular attention including the design and its impact upon the building.

The Committee heard representations from an objector, the Local Parish Council, Councillor Frankel and the applicant. Following the representations, Councillor Frankel left the meeting.

The Committee considered on balance that the application was not detrimental to the street scene or to the building itself as the development would be partially hidden from the front. Some members did express a view that the number of such dwellings locally was few and that the granting of permission would set a precedent. This view however did not prevail and the application was granted subject to condition.

Resolved:

That planning application EPF/2401/07 at 19 Heath Drive, Theydon Bois be granted subject to the following conditions:

(1) The development hereby permitted must be begun not later than the expiration of three years beginning with the date of the grant notice; and

(2) Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.

22. PLANNING APPLICATION EPF/2328/07 - THATCHED HOUSE, HIGH STREET, EPPING - ERECTION OF A SIDE EXTENSION

The Committee considered an application submitted on behalf of a Councillor which, pursuant to Section P4, Schedule A (j) of the Council’s Delegated Functions could not be dealt with under delegated action by officer.

The application was a revised scheme for a single storey side extension to an approved reception building at the Thatched House Hotel, Epping together with proposals for two bedrooms with wheelchair access.

The Committee noted that Hotel accommodation was provided at first floor level with limited car parking at the rear of the premises. The proposals, similar to those refused in 2006, would mean the loss of up to three further car parking spaces. The parking would not comply with current policy in that regard and members of the

Committee also considered that the proposals would result in a cramped appearance to the site. The Committee therefore refused the proposal.

Resolved:

That Planning application EPF/2328/07 for the erection of a side extension at the Thatched House Hotel, High Street, Epping be refused for the following reason:

- (1) The proposal would result in a cramped setting and in the loss of off-street parking and would lead to an insufficient number of spaces for the hotel, causing increased congestion. This is contrary to policy ST6A and DBE1 of the adopted Local Plan and Alterations.

23. NORTH WEALD REDOUBT (PART OF FORMER RADIO STATION SITE), NORTH WEALD – USE OF SECTION 106 CONTRIBUTIONS

The Committee considered a report seeking direction on the use of Section 106 contributions made in July 1998 for the North Weald Redoubt following the grant of planning permission at an adjoining development site at the former North Weald Radio Station.

The section 106 agreement required the payment of £30,000 to the District Council, to be used for the management and future maintenance of the North Weald Redoubt in accordance with a management strategy for its protection, landscaping, access and enhancement.

The strategy had been intended to secure the necessary funding for its future management and maintenance. The Management Strategy had never been completed and under the section 106 agreement the developers continued to own the Redoubt, subject to the maintenance and security provisions.

The Committee noted that the Council had been holding the £30,000 contribution for the management and future maintenance of the Redoubt for almost ten years, although none of this sum had been spent to date. The owners had suggested that, rather than seek the return of the money at this stage, the money should be used to appoint consultants to prepare a Conservation Management Plan for the Redoubt. An estimate to carry out this work had been received from a team of specialist consultants in the order of £40,000. The Committee were asked to consider a recommendation for £20,000 of the sum to be spent on the preparation of a detailed Conservation Management Plan, provided that the owners also contributed the necessary matched funding to enable consultants to be appointed to prepare the Plan.

The Committee were of the view that rather than spending the retained sum for the preparation of such a plan, the money would be better spent on enhancements to the site and that officers should be asked to consider further how the Conservation Management Plan might be prepared without recourse to allocating the funding to plan preparation by consultants. It was suggested that there were ways of preparing such a plan 'pro bono' or by way of a student programme or other innovative scheme. Officers were asked to come back to a future meeting with further proposals.

Resolved:

That the Committee receive a further report to a subsequent meeting on alternative proposals for the preparation of a Conservation Management Plan for North Weald Redoubt.

24. ANY OTHER BUSINESS

It was noted that there was no further business to be transacted at the meeting.

CHAIRMAN