

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 9 December 2015
East

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.52 pm
High Street, Epping

Members Present: P Keska (Chairman), N Bedford, A Boyce, W Breare-Hall, T Church, A Grigg, M McEwen, R Morgan (Vice-Chairman), J Philip, D Stallan, B Surtees, C Whitbread, J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: S Jones, N Avey, H Brady, B Rolfe and G Waller

Officers Present: J Shingler (Principal Planning Officer), P Pledger (Assistant Director (Housing Property)), G J Woodhall (Senior Democratic Services Officer) and R Perrin (Democratic Services Officer)

46. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

47. 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.

48. APPOINTMENT OF VICE CHAIRMAN

In the absence of the Chairman, who had tendered her apologies, the Vice-Chairman became the Chairman and requested nominations for the role of Vice-Chairman.

RESOLVED:

That, in the absence of a Vice-Chairman, Councillor R Morgan be appointed as Vice Chairman for the duration of the meeting.

49. MINUTES

RESOLVED:

That the minutes of the meeting held on 11 November 2015 be taken as read and signed by the Chairman as a correct record.

50. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor A Grigg declared a non-pecuniary interest in the following item of the agenda by virtue of attending the Council Housebuilding Cabinet Committee that discussed the application and that she attended as a Ward Councillor. The Councillor had determined that her interest was not prejudicial and she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1527/15 Garages Court South of 16 Bluemans End, North Weald Bassett, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillors W Breare-Hall, J Philip and C Whitbread declared a non-pecuniary interest in the following items of the agenda by virtue of being members of the Council Housebuilding Cabinet Committee that considered the applications. The Councillors had determined that their interest was not prejudicial and they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1527/15 Garages Court South of 16 Bluemans End, North Weald Bassett, Epping.
- EPF/1767/15 Garages Court to rear of Centre Avenue, Epping.
- EPF/1767/15 Garages adjacent 17 Springfield, Epping.
- EPF/1769/15 Garages adjacent 36 Springfield, Epping.
- EPF/2351/15 Garages Court to rear of Central Avenue, Epping

(c) Pursuant to the Council's Code of Member Conduct, Councillors J H Whitehouse and J M Whitehouse declared a non-pecuniary interest in the following items of the agenda by virtue of attending the Council Housebuilding Cabinet Committee that considered the applications. The Councillors had determined that their interest was not prejudicial and they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1527/15 Garages Court South of 16 Bluemans End, North Weald Bassett, Epping.
- EPF/1767/15 Garages Court to rear of Centre Avenue, Epping.
- EPF/1767/15 Garages adjacent 17 Springfield, Epping.
- EPF/1769/15 Garages adjacent 36 Springfield, Epping.
- EPF/2351/15 Garages Court to rear of Central Avenue, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a pecuniary interest in the following items of the agenda by virtue of being the Chairman of the Council Housebuilding Cabinet Committee that considered the applications. The Councillor had determined that his interest was prejudicial and he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1527/15 Garages Court South of 16 Bluemans End, North Weald Bassett, Epping.
- EPF/1767/15 Garages Court to rear of Centre Avenue, Epping.
- EPF/1767/15 Garages adjacent 17 Springfield, Epping.
- EPF/1769/15 Garages adjacent 36 Springfield, Epping.
- EPF/2351/15 Garages Court to rear of Central Avenue, Epping.

(e) Pursuant to the Council's Code of Member Conduct, Councillor T Church declared a non-pecuniary interest in the following item of the agenda by virtue of being related to the objector. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1486/15 102 High Street, Epping.
- EPF/2281/15 102 High Street, Epping.

51. ANY OTHER BUSINESS

It was noted that there was no other urgent business for consideration by the Sub-Committee.

52. CONFIRMATION OF TREE PRESERVATION ORDER TPO/EPF/22/15 - FORMER CARPENTERS ARMS, HIGH ROAD, THORNWOOD, EPPING

The Senior Planning Officer, J Shingler advised that the Tree Preservation Order aimed to protect 3 horse chestnut trees and an oak tree situated within the car park to the rear of the former Carpenters Arms, High Road, Thornwood.

The Planning application EPF/2670/14 was refused (and was currently going through the appeal process) for the demolition of the existing buildings and the construction of five dwellings. In order for the proposed development, all the trees would need to be removed and would not be possible to replace them with ones that could develop to a similar size or prominence within the street scene. Officers raised no objection to the proposed development in terms of tree loss, when the application was discussed by Councillors at District Development Committee (8 April 2015) it was commented that the trees '*made the area looker greener and were important within the street scene*'. Therefore the only way to ensure that the trees were retained was by the making of the TPO.

Four representations had been received, two in favour of the TPO and two objections and the Sub-committee heard from an objector to the proposed TPO.

RESOLVED:

That tree preservation order TPO/EPF/22/15 be confirmed without modification.

53. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 9 be determined as set out in the schedule attached to these minutes.

CHAIRMAN