

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 19 November 2014
West

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.28 pm
High Street, Epping

Members Present: Ms Y Knight (Chairman), A Mitchell MBE (Vice-Chairman), R Butler, D Dorrell, Mrs R Gadsby, R Glozier, Mrs J Lea, Ms G Shiell and A Watts

Other Councillors: J M Whitehouse

Apologies: R Bassett, Ms H Kane, Mrs M Sartin, Ms S Stavrou and Mrs E Webster

Officers Present: J Godden (Planning Officer), M Jenkins (Democratic Services Assistant) and A Hendry (Democratic Services Officer)

37. 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.

38. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

39. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 22 October 2014 be taken as read and signed by the Chairman as a correct record.

40. DECLARATIONS OF INTEREST

- (a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs R Gadsby declared a non-pecuniary interest in the following item of the agenda by virtue of being the Essex County Council representative on the Lee Valley Regional Park Authority. The Councillor indicated that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1556/14 Former Haulage Yard, Sewardstone Road, Waltham Abbey

- (b) Pursuant to the Council's Code of Member Conduct, Councillor D Dorrell declared a non-pecuniary interest in the following item of the agenda by virtue of living across from the site area. The Councillor indicated that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1556/14 Former Haulage Yard, Sewardstone Road, Waltham Abbey

41. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

42. DEVELOPMENT CONTROL

The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That, Planning applications numbered 1 – 2 be determined as set out in the annex to these minutes.

43. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Head of Planning Economic Development under delegated authority since the last meeting had been circulated to all members and were available for inspection at the Civic Offices.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/1156/14
SITE ADDRESS:	Forest Lodge Motel Forest Lodge High Road Epping Essex CM16 5HW
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Demolition of existing motel and indoor play facility, retention of existing four-bed house and construction of 19 new dwellinghouses and their associated landscaping.
DECISION:	Refused Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=563515

REASONS FOR REFUSAL

- 1 The proposed scheme would result in a residential development within the Metropolitan Green Belt and immediately adjacent to Epping Forest, a site of Special Scientific Interest and a Special Area of Conservation. Whilst this site is previously developed land the proposed scheme would be greater in height and bulk than the buildings currently on site and would result in an undue intensification of the built development on the site, resulting a greater visual impact on the surrounding forest and would unduly diminish the rural character, appearance and openness of the site, contrary to the guidance contained within the National Planning Policy Framework and policies GB2A, CP2, NC1, LL1, LL2 and LL11 of the adopted Local Plan and Alterations.
- 2 The proposal would result in a unsustainable form of development due to its isolation from affordable services and facilities, contrary to the guidance contained within the National Planning Policy Framework and policies CP1, CP3, CP6 and CP9 of the adopted Local Plan and Alterations.
- 3 The proposal would result in an unacceptable loss of employment at the site contrary to the guidance contained within the National Planning Policy Framework and policies CP1, CP3, CP6 and E4A of the adopted Local Plan and Alterations.
- 4 The proposal would result in an unacceptable loss of community and tourist services in the District due to the removal of the motel facilities and recreational facilities, contrary to the guidance contained within the National Planning Policy Framework and policies CP2, CP6 and CF12 of the adopted Local Plan and Alterations.

WAY FORWARD:

Members discussed the possible uses of the site and if there was a way forward for a residential use on the site. Whilst some members considered that reducing the density of the development, especially closest to the Epping Road & reduce the light pollution into the forest from the scheme would assist, others stated that they felt the site was unsuitable for residential use and the owners should improve the motel facilities or use the site for recreational use or as a craft centre.

Report Item No: 2

APPLICATION No:	EPF/1556/14
SITE ADDRESS:	Former Haulage Yard Sewardstone Road Waltham Abbey Essex
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Outline application with all matters except access reserved for demolition of all existing structures except the farmhouse and erection of up to 72 dwellings (50% affordable) with ancillary parking, access and gardens, along with the erection of a community building.
DECISION:	Refused permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=565330

REASONS FOR REFUSAL

- 1 The proposed scheme would result in a residential development within the Metropolitan Green Belt. Whilst the site constitutes previously developed land the proposed scheme, by reason of its density and use, would have a greater and more adverse impact on the openness and character of the Green Belt and rural landscape in this location than the existing buildings and use, contrary to the guidance contained within the National Planning Policy Framework and policies GB2A, CP2, LL1 and LL2 of the adopted Local Plan and Alterations.
- 2 The proposal would result in an unsustainable form of development outside the existing urban area and is not well served by public transport or local services, and would therefore result in an increase in vehicle commuting contrary to the guidance contained within the National Planning Policy Framework and policies CP1, CP3, CP6 and CP9 of the adopted Local Plan and Alterations.
- 3 The proposal would result in an unacceptable loss of employment and small scale industrial units on the site, contrary to the guidance contained within the National Planning Policy Framework and policies CP1, CP3, CP6 and E4A of the adopted Local Plan and Alterations.

WAY FORWARD:

Members discussed the possible uses of the site and if there was a way forward for a residential use on the site. Members considered that reducing the density of the development would assist.

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