

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee B **Date:** 9 November 2005

Place: Civic Offices, Epping **Time:** 7.30 - 8.05 pm

Members Present: M Colling (Chairman), A Green (Vice-Chairman), R Glozier, Mrs A Grigg, S Metcalfe, Mrs S Perry, Mrs P K Rush, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: (none)

Apologies: (none)

Officers Present: B Land (Assistant Head of Planning and Economic Development) and G J Woodhall (Democratic Services Assistant)

34. 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.

35. MINUTES

RESOLVED:

That the minutes of the meeting held on 12 October 2005 be taken as read and signed by the Chairman as a correct record.

36. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Perry, C Whitbread and J M Whitehouse declared a personal interest in the following items of the agenda, by virtue of being a member of Epping Town Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1471/05 – 13 Bower Hill, Epping; and
- EPF/1645/05 – 273-275 High Street, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs A Grigg, S Metcalfe, Mrs S Perry, D Stallan, C Whitbread and Mrs J H Whitehouse declared a personal interest in the following items of the agenda, by virtue of being an account holder with the Abbey National. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1645/05 – 273-275 High Street, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor R Glozier declared a personal interest in the following item of the agenda, by virtue of being a member of Theydon Bois Parish Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1567/05 – 6 Graylands, Theydon Bois.

(d) Pursuant to the Council's Code of Member Conduct, Councillors M Colling, A Green, R Glozier, Mrs A Grigg, S Metcalfe, Mrs S Perry, D Stallan and C Whitbread declared a personal interest in the following item of the agenda, by virtue of the applicant's property adjoining a property of the local Member of Parliament, with whom the members were closely associated. The Councillors had determined that their interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1643/05 – 5 Avenue Road, Theydon Bois.

37. ANY OTHER BUSINESS

In accordance with Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained within the Constitution, the Chairman permitted the Assistant Head of Planning and Economic Development to give the Sub-Committee an oral report in respect of possible enforcement action against the development of a golf course at Blunts Farm in Theydon Bois. The Chairman stated that it had been felt that the Sub-Committee should be updated about the latest developments now, rather than wait a further month for a formal report to be made.

The Assistant Head of Planning and Economic Development reported that despite regular site inspections, the Landscape Officer had been concerned that the levels of the landscaping had risen higher than had been agreed by the Council. The Council commissioned Stace Quantity Surveyors to undertake a levels survey. Their draft report was received on 13 October 2005 and indicated that the height and spread of material on the land had exceeded the approved plans. On 25 October 2005, Planning Officers wrote to the Developers to advise them that the Council intended to issue a Temporary Stop Notice, which would require the work to cease, and requested that the work be voluntarily stopped. The Developers responded that work would cease on the site from 4 November 2005 for two weeks, and Officers had since confirmed that work had indeed stopped.

On 4 November 2005, a meeting took place between Planning Officers and the Developer's Agents, whereby the Council reiterated that there had been a breach of the planning conditions, for which there was no likelihood of planning permission being granted and that enforcement action would be authorised. In view of the requirement for further lorry movements to remove the excess materials that had been imported, the following compromise was offered: no more fill material to be imported; the material that had already been imported to be used to finish the landscaping; only sand and topsoil to be imported on to the site in future; and compensation to be sought in order to repair the damage that had been caused in Theydon Bois by the lorry movements. The Developers queried whether the agreed levels had actually been exceeded. Thus, Stace had been asked to produce cross-sections from their report for comparison with the approved plans, and the Developers had also been asked to supply base level drawings. The Assistant Head of Planning and Economic Development stated that the Council was confident that

there had been a breach of planning conditions, and drawings were expected to be exchanged by Friday 11 November.

The Assistant Head of Planning and Economic Development reminded the Sub-Committee that Officers had delegated authority to serve a Stop Notice, or any other form of enforcement action that Legal Services may advise as the best course of action, such as an injunction. The Sub-Committee was reassured that if no agreement had been reached within the next fourteen days, or the importation of material was restarted by the developers, then the Council would take enforcement action.

The Sub-Committee expressed concern over the source and type of material that had been imported on to the site, but the Assistant Head of Planning and Economic Development advised that these were matters that were controlled by the Environment Agency, not the local planning authority. The Sub-Committee felt that all necessary enforcement action should be taken in order to prevent further breaches of the agreed planning conditions.

38. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 4 be determined as set out in the attached schedule to these minutes.

39. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

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Minute Item 38

Report Item No: 1.

APPLICATION No:	EPF/1471/05
SITE ADDRESS:	13 Bower Hill, Epping
PARISH:	Epping
APPLICANT:	Mr & Mrs R Leadley
DESCRIPTION OF PROPOSAL:	Ground floor rear extension and loft conversion with side dormer window.
DECISION:	GRANTED

CONDITIONS:

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
 - 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
 - 3 Prior to first occupation of the building hereby approved the proposed window openings in the proposed side dormer window shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
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Report Item No: 2

APPLICATION No:	EPF/1645/05 A
SITE ADDRESS:	273 - 275 High Street, Epping
PARISH:	Epping
APPLICANT:	Abbey National Group
DESCRIPTION OF PROPOSAL:	Retention of non-illuminated fascia sign with halo illuminated lettering and logo and a non-illuminated hanging sign.
DECISION:	GRANTED

CONDITIONS:

- 1 The white fascia sign shall have a non-reflective finish and shall thereafter be maintained in that condition.
- 2 The halo-illumination of the lettering and logo granted consent by this Notice shall not exceed 1600 cd/sq.m

Report Item No: 3

APPLICATION No:	EPF/1567/05
SITE ADDRESS:	6 Graylands, Theydon Bois
PARISH:	Theydon Bois
APPLICANT:	Mr & Mrs Miller
DESCRIPTION OF PROPOSAL:	Loft conversion with rear dormer windows.
DECISION:	GRANTED

CONDITIONS:

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Report Item No: 4.

APPLICATION No:	EPF/1643/05
SITE ADDRESS:	5 Avenue Road, Theydon Bois
PARISH:	Theydon Bois
APPLICANT:	Mr J Warnell
DESCRIPTION OF PROPOSAL:	Roof extension to form first floor accommodation, two storey side extension and rear conservatory.
DECISION:	Referred to District Development Control Committee since the Sub-Committee was inquorate for this item.