

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee B **Date:** 8 February 2006

Place: Civic Offices, Epping **Time:** 7.30 - 10.05 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: T Carne (Public Relations and Marketing Officer), A Hendry (Democratic Services Officer), S G Hill (Senior Democratic Services Officer), B Land (Assistant Head of Planning and Economic Development) and G J Woodhall (Democratic Services Officer)

53. 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.

54. MINUTES

RESOLVED:

That the minutes of the meeting held on 11 January 2006 be taken as read and signed by the Chairman as a correct record.

55. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor S Metcalfe declared a personal interest in the following items of the agenda, by virtue of the applicant being a client. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1525/05 – Coopersale Hall School, Flux's Lane, Epping; and
- EPF/1526/05 – Coopersale Hall School, Flux's Lane, Epping.

(b) 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 members of Epping Town council. The Councillors

had determined that their interest was personal and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1525/05 – Coopersale Hall School, Flux's Lane, Epping;
- EPF/1526/05 – Coopersale Hall School, Flux's Lane, Epping; and
- EPF/1857/05 – Barn at Creeds Farm, Bury Lane, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor A Green declared a personal interest in the following item of the agenda, by virtue of the applicant being known to the Councillor. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1857/05 – Barn at Creeds Farm, Bury Lane, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillors M Colling and Mrs K Rush declared a personal interest in the following item of the agenda, by virtue of the applicant being known to the Councillors. The Councillor had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1857/05 – Barn at Creeds Farm, Bury Lane, Epping.

56. ANY OTHER BUSINESS

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

57. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 7 be determined as set out in the attached schedule to these minutes.

58. 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

Report Item No: 1

APPLICATION No:	EPF/1525/05
SITE ADDRESS:	Coopersale Hall School Flux's Lane Epping Essex
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Side and rear extensions to provide additional classrooms and erection of new classroom block to replace existing block and enlargement of existing car park.
DECISION:	REFUSE

REASONS:

- 1 The site is within the Metropolitan Green Belt. The proposed works represent inappropriate development and are therefore at odds with Government advice, as expressed in PPG2, the policies of the adopted Local Plan and the Approved Essex Structure Plan. The latter state that within the Green Belt permission will not be given, except in very special circumstances for the construction of new buildings or for the change of use or extension to existing buildings except for the purposes of agriculture, mineral extraction or forestry, small scale facilities for outdoor participatory sport and recreation, cemeteries, or similar uses which are open in character. In the view of the Local Planning Authority the application does not comply with these policies. In the view of the Local Planning Authority there are insufficient special circumstances to warrant setting aside the Green Belt policies of restraint.

- 2 The proposed development would result in an intensification of use within the Green Belt; adversely affect the character and openness of the Green Belt, contrary to policies GB2 and GB9 of the adopted Local Plan.

Report Item No: 2

APPLICATION No:	LB/EPF/1526/05
SITE ADDRESS:	Coopersale Hall School Flux's Lane Epping Town Epping Essex
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Grade II Listed building application for extensions to provide additional classrooms and erection of new classrooms block to replace existing car park improvement.

DECISION:	GRANT

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 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.
- 3 Details of the design of all windows in the extensions and detached building hereby approved shall be submitted to the Local Planning Authority for approval prior to the commencement of the development. The development shall be completed in accordance with the approved details and thereafter all windows in the extensions and detached building shall accord with the approved details.

Report Item No: 3

APPLICATION No:	EPF/1857/05
SITE ADDRESS:	Barn at Creeds Farm Bury Lane Epping Essex CM16 5HE
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Change of use to B1 (business) use with associated parking and landscaping. (Revised application)
DECISION:	REFUSE

REASONS:

- 1 The building, the subject of the application is considered out of keeping with its surroundings by way of form bulk and general design, and additionally the proposed use will result in significant on site parking which will be harmful to the openness and to the character and amenity of the Green Belt. The proposal is therefore inappropriate development in the Green Belt and contrary to Policy C12 of the Essex and Southend on Sea Replacement Structure Plan and policies GB2 and GB8 of the adopted Local Plan.
- 2 The parking of vehicles at the site in connection with the proposed use will have an adverse impact on the character and visual amenity of the adjacent Conservation Area and the setting of the adjacent listed building contrary to policy HC2 of the Essex and Southend on Sea Replacement Structure Plan and Policies HC6 and HC12 of the adopted Local Plan.

- 3 The movement of vehicles within the site and loading and unloading in connection with the proposed use are likely to create unacceptable levels of disturbance to the nearest residential properties contrary to policy RP5 of the adopted Local Plan.

Report Item No: 4

APPLICATION No:	EPF/1869/05
SITE ADDRESS:	Land adj, Ivy Cottage Coppice Row Theydon Bois
PARISH:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Erection of detached house.
DECISION:	GRANT

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 The development shall be carried out in accordance with the amended plans received on 7 December 2005 unless otherwise agreed in writing with the Local Planning Authority.
- 3 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.
- 4 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 5 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.
- 6 Prior to first occupation of the building hereby approved the proposed window openings in the flank wall facing Berberris shall be fitted with obscured glass, and shall be permanently retained in that condition.
- 7 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be

converted into a room or used for any other purpose.

- 8 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 9 Prior to the commencement of the development details of the proposed surface materials for the driveway and turning area, shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

- 10 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.

- 11 Vehicle sight lines of 90m x 2m x 90m shall be provided and shall be permanently maintained at the vehicle access to the site.

- 12 There shall be no obstruction to visibility above ground level within the area of 1.5m x 1.5m pedestrian visibility splays required adjacent to the access, set relative to the back edge of the footway.

- 13 Before the building is occupied, a suitably surfaced area shall be provided, and thereafter maintained to the satisfaction of the Local Planning Authority, within the curtilage of the site to enable a vehicle to turn and leave the property in forward gear. Details of this should be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development.

Report Item No: 5

APPLICATION No:	EPF/2030/05
SITE ADDRESS:	Wansfell College 30 Piercing Hill Theydon Bois

	Epping Essex CM16 7SW
PARISH:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Change of use, alteration and extension of former college building to contain 20no. residential flats with demolition of No.30A (Woodview) to provide on-site parking.
DECISION:	REFUSE

REASONS:

- 1 The proposed development for 20 flats in a road of single-family dwellings would be out of character and incongruous in its setting, with an intensity of use detrimental to the character of the street and to the character of the Green Belt. The proposals are thereby contrary to policies GB7 and DBE1 of the adopted Local Plan and policy B1 of the Replacement Structure Plan.
- 2 The proposals will result in excessive, additional levels of overlooking to the detriment of the amenities of the occupiers of adjacent properties, contrary to policy DBE9 of the adopted Local Plan.
- 3 The levels and pattern of vehicle movements serving 20 units to and from the parking area would result in increased disturbance to the occupiers of adjacent properties contrary to policy DBE9 of the adopted Local Plan.
- 4 The proposed development would be likely to result in parking at the kerbside on a road of narrow width and an excessive increase in vehicular movements on this road leading to increased turning movements at junctions with sightlines below normal requirements. Such hazardous consequences would be contrary to policy T17 of the adopted Local Plan.

Report Item No: 6

APPLICATION No:	EPF/2031/05
SITE ADDRESS:	Former caretakers house (Wansfell College) 30A Piercing Hill Theydon Bois
PARISH:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Outline application for the erection of replacement dwelling on plot 30a Piecing Hill.
DECISION:	REFUSE

REASONS:

- 1 The proposed development extending into a previously undeveloped part of the site within the Green Belt would be detrimental to the openness of the Green Belt and thus would not enhance the Green Belt contrary to policy GB15 of the adopted Local Plan.

Report Item No: 7

APPLICATION No:	EPF/2106/05
SITE ADDRESS:	2 Morgan Crescent Theydon Bois Epping Essex CM16 7DX
PARISH:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Two storey side extension and part two and part single storey rear extensions.
DECISION:	GRANT

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 Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank elevation of the development hereby approved shall be fitted with obscured glass, and shall be permanently retained in that condition.
- 3 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 5 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained.