

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee B **Date:** 5 April 2006

Place: Civic Offices, Epping **Time:** 7.30 - 8.45 pm

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

Other Councillors: (none)

Apologies: A Green and Mrs J H Whitehouse

Officers Present: N Richardson (Principal Planning Officer) and G J Woodhall (Democratic Services Officer)

65. 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.

66. MINUTES

RESOLVED:

That the minutes of the meeting held on 8 March 2006 be taken as read and signed by the Chairman as a correct record.

67. 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 members 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 application and voting thereon:

- EPF/2262/05 – 1/2 Brook Road, Epping;
- EPF/0034/06 – 5A Simon Campion Court, High Street, Epping;
- EPF/0235/06 – Aves, 221 High Street, Epping;
- EPF/0236/06 – Aves, 221 High Street, Epping; and
- EPF/0200/06 – 19 Woburn Avenue, Theydon Bois.

(b) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda, by virtue of being a business competitor of the applicant. The Councillor had determined that his interest

was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0034/06 – 5A Simon Campion Court, High Street, Epping.

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

- EPF/0235/06 – Aves, 221 High Street, Epping; and
- EPF/0236/06 – Aves, 221 High Street, Epping.

(d) 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/0200/06 – 19 Woburn Avenue, Theydon Bois.

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

- EPF/0200/06 – 19 Woburn Avenue, Theydon Bois.

68. ANY OTHER BUSINESS

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

69. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 5 be determined as set out in the attached schedule to these minutes.

70. 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/2262/05
SITE ADDRESS:	1 & 2 Brook Road Epping Essex
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Demolition of existing dwellings and erection of 10 no. flats in two blocks with associated parking. (Revised application)
DECISION:	REFUSE

REASONS:

- 1 The proposed buildings, particularly the height and scale of the three-storey 'Block 1' would be out of keeping with surrounding houses and harmful to the visual amenities of the street scene, contrary to policy DBE1 of the adopted Local Plan.
- 2 The proposal will exacerbate on-street parking in Allnutts Road and introduce traffic conflict and congestion at the entrance to the site, which will be detrimental to pedestrian and highway safety, contrary to policies T14 and 17 of the adopted Local Plan.

Report Item No: 2

APPLICATION No:	EPF/0034/06
SITE ADDRESS:	5A Simon Campion Court High Street Epping Essex CM16 4AU
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Change of use from A1 retail to A2 Estate Agency.
DECISION:	GRANT

CONDITION:

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Report Item No: 3

APPLICATION No:	EPF/0235/06
SITE ADDRESS:	Aves, 221 High Street Epping Essex CM16 4BL
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Installation of and new shop front. (Resubmitted application)
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 commencement of development details of proposed joinery work at appropriate scales between 1:1 and 1:20 shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.
- 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 The development shall be carried out in accordance with the amended plans received on 15 March 2006 unless otherwise agreed in writing with the Local Planning Authority.

Report Item No: 4

APPLICATION No:	EPF/0236/06
SITE ADDRESS:	Aves, 221 High Street Epping Essex CM16 4BL
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Grade II listed building application for internal alterations and new shop front. (Resubmitted application)
DECISION:	GRANT

CONDITIONS:

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Prior to commencement of development details of the proposed joinery work at scales of 1:1 and 1:20 shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed details.
- 3 The development shall be carried out in accordance with the amended plans received on 15 March 2006 unless otherwise agreed in writing with the Local Planning Authority.

Report Item No: 5

APPLICATION No:	EPF/0200/06
SITE ADDRESS:	19 Woburn Avenue Theydon Bois Epping Essex CM16 7JR
PARISH:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Proposed room in roofspace and dormer window to rear (Revised application).
DECISION:	REFUSE

REASONS:

- 1 The proposed size and appearance of the fenestration and presence of a Juliet style balcony would result in undue overlooking and excessive loss of privacy to the rear garden amenity area of neighbouring residential property contrary to policy DBE9 of the adopted Local Plan.
- 2 The proposed dormer, by reason of its size and design would be out of keeping with this and the adjacent adjoining house and have a harmful visual impact on the street scene, contrary to policy DBE10 of the adopted Local Plan.

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