

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee C **Date:** 27 July 2005
Place: Civic Offices, Epping **Time:** 7.30 - 8.20 pm
Members Present: K Wright (Chairman), R Morgan (Vice-Chairman), Mrs D Collins, P Gode, D Jacobs and Mrs M McEwen
Other Councillors: M Colling, B Scrutton and Ms S Stavrou
Apologies: Mrs H Harding and D Kelly
Officers Present: R Bintley (Principal Planning Officer) and G J Woodhall (Democratic Services Assistant)

15. 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.

16. MINUTES

RESOLVED:

That the minutes of the meeting held on 29 June 2005 be taken as read and signed by the Chairman as a correct record.

17. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors K Wright, P Gode and D Jacobs declared a personal interest in the following item of the agenda for the meeting, by virtue of the Councillors all being members of Ongar Parish 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/760/05 – Smith's Brasserie, Fyfield Road, Ongar.

18. ANY OTHER BUSINESS

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

The Head of Research and Democratic Services informed the Sub-Committee that the fifth application on the Development Control Schedule - EPF/1480/04 Ongar Motors & Transport Company, The Borough, Greensted Road, Ongar – had been

withdrawn from the meeting as late information had been received from Essex County Council that required further consideration and assessment by officers.

The Sub-Committee expressed concern over the withdrawal as it was felt that this was not the first occasion when the County Council had responded late to a planning application, after the agenda had been produced, and had necessitated a delay in its determination. It was highlighted that in this particular instance, the County Council had not responded until two days before the meeting, which had not allowed sufficient time for their views to be considered by all concerned in respect of the determination of this application. The Sub-Committee felt that the County Council should respond to planning applications prior to the production of the agenda in order to permit sufficient time for officers, members and the applicant to consider any representations made.

RESOLVED:

That the Chairman of the Sub-Committee be authorised to write a letter to Essex County Council:

(a) highlighting the concerns of the Sub-Committee in respect of the late submission of information to the Council in relation to the determination of planning applications; and

(b) requesting that, in future, the County Council respond to planning applications prior to the production of the agenda.

19. 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.

20. 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

4. **APPLICATION NO:** EPF/760/05 **PARISH** Ongar

SITE ADDRESS:

Smiths Brasserie, Fyfield Road, Ongar

DESCRIPTION OF PROPOSAL:

Outline planning permission to demolish existing building and car park, and erection of 20 No. flats with associated parking.

GRANTED SUBJECT TO:

1. Application for the approval of details reserved by this permission (siting, design, external appearance and landscaping of the site) must be made not later than the expiration of three years from the date of this Notice. The development hereby permitted must be begun not later than whichever is the later of the following date.
 - a. The expiration of five years from the date of this Notice.
 - b. The expiration of two years from the date of the final approval of the details reserved by this permission or, in the case of approval on different dates, the final approval of the last matter approved.
2. Approval of the details of the siting, design and external appearance of the building and soft and hard landscaping of the site (hereinafter called the reserved matters) shall be obtained in writing from the Local Planning Authority before any development begins.
3. No development shall commence until a scheme to prevent direct overlooking of nos. 2, 4 and 6 Moreton Road from windows above ground floor ceiling height on the west elevation of any building in the southern part of the site, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out and implemented as agreed before first commencement of any of the flats served by these windows.
4. A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the first occupation of the building hereby approved and shall be adequately maintained.
5. No construction work or deliveries into the site shall take place other than between the hours of 07.30 and 18.30 on Monday to Friday and 08.00 to 13.00 on Saturdays unless agreed otherwise in writing by the Local Planning Authority. No construction work or deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.
6. Details of cycle and motorcycle parking shall be submitted to and agreed in writing by the Local Planning Authority prior to work commencing on site. The details as agreed shall be carried out and implemented before first occupation of any of the flats hereby approved.

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