

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee C **Date:** 19 October 2005

Place: Civic Offices, Epping **Time:** 7.30 - 9.25 pm

Members Present: K Wright (Chairman), R Morgan (Vice-Chairman), Mrs D Collins, P Gode, Mrs H Harding, D Jacobs and Mrs M McEwen

Other Councillors: (none)

Apologies: D Kelly

Officers Present: R Bintley (Principal Planning Officer) 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 21 September 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, Councillor K Wright declared a personal interest in the following item of the agenda, by virtue of being a personal friend of the objector. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- TRE/EPF/794/05 – Torrells Hall Cottages, Shellow Road, Willingale.

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

- EPF/1312/05 – Ashlyns Organic Farm Shop, Epping Road, Bobbingworth; and

- EPF/1320/05 – Ashlyns Organic Farm Shop, Epping Road, Bobbingworth.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M McEwen declared a personal interest in the following items of the agenda, by virtue of being a supplier to the applicant's business. The Councillor had determined that her interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1312/05 – Ashlyns Organic Farm Shop, Epping Road, Bobbingworth;
and
- EPF/1320/05 – Ashlyns Organic Farm Shop, Epping Road, Bobbingworth.

(d) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following items of the agenda, by virtue of the applicant being known to the member. 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/1312/05 – Ashlyns Organic Farm Shop, Epping Road, Bobbingworth;
and
- EPF/1320/05 – Ashlyns Organic Farm Shop, Epping Road, Bobbingworth.

(e) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following items of the agenda, by virtue of the applicant being a supplier to Shelley County Primary School of which the member was a governor. 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/1312/05 – Ashlyns Organic Farm Shop, Epping Road, Bobbingworth;
and
- EPF/1320/05 – Ashlyns Organic Farm Shop, Epping Road, Bobbingworth.

37. ANY OTHER BUSINESS

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

38. 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.

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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1. **APPLICATION No:** TRE/EPF/0794/05

PARISH: Willingale

SITE ADDRESS:

TORRELLS HALL COTTAGES, SHELOW ROAD, WILLINGALE

DESCRIPTION OF PROPOSAL:

TPO 1/92: Western Section of Poplar Avenue: Fell and replace.

GRANTED SUBJECT TO:

1. 20 replacement small leaved Limes (*Tilia Cordata*) minimum 16-18 girth, shall be planted in positions to be agreed by the Local Planning Authority within one month of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted, destroyed, dies or becomes seriously damaged and defective another tree of the same species and size of that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

2. **APPLICATION No:** EPF/1330/05

PARISH: Fyfield

SITE ADDRESS:

HAQUE EMPIRE, ONGAR ROAD, FYFIELD

DESCRIPTION OF PROPOSAL:

Outline planning permission for the erection of 19 houses.

REFUSED:

1. The site is within the Metropolitan Green Belt where the development of housing is deemed inappropriate development that is by definition harmful to the Green Belt. It has not been demonstrated that very special circumstances sufficient to overcome the harm that would be caused by the proposed development to the Green Belt by reason of its inappropriateness exist in this particular case. Accordingly the proposal is contrary to Policy C2 of the Essex and Southend on Sea Replacement Structure Plan, adopted April 2001 and to policy GB2 of the Epping Forest District Local Plan, adopted January 1998.
2. The proposed development would be likely to result in severe harm being caused to and/or the inconsidered loss of trees, including preserved trees, to the detriment of the character and landscaped setting of the site and the visual amenities of the locality. Accordingly the proposal is contrary to policy LL10 of the Epping Forest District Local Plan, adopted January 1998.

3. **APPLICATION No:** EPF/1312/05

PARISH: Moreton, Bobbingworth
& The Lavers

SITE ADDRESS:

ASHLYNS ORGANIC FARM SHOP, EPPING ROAD, BOBBINGWORTH

GRANTED SUBJECT TO:

1. The farm shop hereby approved shall be restricted solely to the sale of organic produce.

4. APPLICATION No: EPF/1320/05

PARISH: Moreton, Bobbingworth & The Lavers

SITE ADDRESS:

ASHLYNS ORGANIC FARM SHOP, EPPING ROAD, BOBBINGWORTH

DESCRIPTION OF PROPOSAL:

Retrospective application for enclosure and change of use of a cart lodge building for use as an educational building/school excursion meeting room.

GRANTED SUBJECT TO:

1. The use of the building hereby approved shall only be between the hours of 08.00am - 17.00pm Monday to Friday only.
2. No more than 5 individual groups shall be allowed to use the site in any week without the prior written approval of the Local Planning Authority.
3. The use of the building hereby permitted is only for use by educational groups and schools engaged on field trips in connection with the bona fide agricultural use of the land and for no other purposes whatsoever.
4. Within two months of the date of this permission a drawn parking scheme shall be submitted to the Local Planning Authority and once approved in writing shall be maintained according to the approved plan.

5. APPLICATION No: EPF/0764/05

PARISH: Stanford Rivers

SITE ADDRESS:

HIGHLANDS FARM, OLD RECTORY ROAD, STANFORD RIVERS

DESCRIPTION OF PROPOSAL:

Retention of building, hardstanding and access for agricultural use.

REFUSED:

1. In the absence of an independent agricultural assessment regarding the activities on and use of the site, the Local Planning Authority are not satisfied that the development, including an area for residential accommodation is demonstrably necessary for the purposes of agricultural and is therefore inappropriate development in the Green Belt contrary to Policies GB2, GB11 and GB17 of the adopted Local Plan and policies CS1, CS2 and C2 of the adopted Replacement Structure Plan.