

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee C **Date:** 15 March 2006
Place: Civic Offices, Epping **Time:** 7.30 - 9.40 pm
Members Present: K Wright (Chairman), R Morgan (Vice-Chairman), Mrs D Collins, P Gode, Mrs H Harding, D Jacobs, D Kelly and Mrs M McEwen
Other Councillors: (none)
Apologies: (none)
Officers Present: R Bintley (Principal Planning Officer) and G J Woodhall (Democratic Services Officer)

66. 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.

67. MINUTES

RESOLVED:

That the minutes of the meeting held on 15 February 2006 be taken as read and signed by the Chairman as a correct record.

68. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following item of the agenda, by virtue of having frequented the restaurant at the application site. 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/1511/05 – Blakes Golf Club, Epping Road, North Weald.

(b) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following item of the agenda, by virtue of having been the neighbour of the applicant for 35 years. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1991/05 – Laughters Farm, Faggoters Lane, High Laver.

(c) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following item of the agenda, by virtue of having owned the land 15 years previously. 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/2187/05 – Knightlands Farm, Berwick Lane, Stanford Rivers.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Collins declared a personal interest in the following item of the agenda, by virtue of being a distant relative of the applicant. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2187/05 – Knightlands Farm, Berwick Lane, Stanford Rivers.

69. ANY OTHER BUSINESS

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

70. 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.

71. 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/2232/05
SITE ADDRESS:	Nine Ashes Farm Rookery Road High Ongar Ongar Essex
PARISH:	High Ongar
DESCRIPTION OF PROPOSAL:	Demolition of existing buildings and redevelopment with 10 no. dwellings (Revised application)
DECISION:	REFUSE

REASONS:

- 1 The application site is located within the Metropolitan Green Belt wherein there is a presumption against new development. The redevelopment of the site for residential purposes is inappropriate development in the Metropolitan Green Belt, which is contrary to Government advice contained in PPG2 and is contrary to policies GB2 and GB7 of the adopted Local Plan and policies C1 and C2 of the Essex and Southend on Sea Replacement Structure Plan.

- 2 The development of this site in a location isolated from existing urban settlements would not be sustainable. The proposal is contrary to policies CS1, CS4, and CS5 of the Essex and Southend on Sea Replacement Structure Plan; and, policies CP1-CP5 of the Epping Forest District Local Plan Alterations First Deposit.

Report Item No: 2

APPLICATION No:	EPF/1511/05
SITE ADDRESS:	Blakes Golf Club Epping Road North Weald Essex CM16 6RZ
PARISH:	Moreton, Bobbingworth and the Lavers
DESCRIPTION OF PROPOSAL:	Externally Illuminated Club House/Restaurant Sign.
DECISION:	GRANT

The committees' attention was drawn to late comments from Moreton, Bobbingworth and the Lavers Parish Council – No objection.

Members requested that a letter be sent to the applicants to say that no further advertisements will be allowed.

CONDITIONS:

- 1 The luminance of the external illumination of the signs shall not exceed 600 candelas per square metre.
- 2 The external lighting for the signs shall be maintained in position such that no glare or dazzle affects road users, including pedestrians.

Report Item No: 3

APPLICATION No:	EPF/1991/05
SITE ADDRESS:	Laughters Farm Faggoters Lane High Laver Harlow Essex CM17 0NU
PARISH:	Moreton, Bobbingworth and the Lavers
DESCRIPTION OF PROPOSAL:	Change of use of the existing farm buildings into two dwellings and garage/store. Relocation of garage with new vehicular access for 'Laughters House'.
DECISION:	

DEFERRED to allow officers to negotiate with regard to the proposed garage.

Report Item No: 4

APPLICATION No:	EPF/2165/05
SITE ADDRESS:	Southern Cross Little Laver Road Little Laver Harlow Essex CM17 0QB
PARISH:	Moreton, Bobbingworth and the Lavers
DESCRIPTION OF PROPOSAL:	Erection of a detached garage.
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 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.
- 4 No tree, shrub, or hedge which are shown as being retained on the approved plans shall be cut down, uprooted, wilfully damaged or destroyed, cut back in any way or removed other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. All tree works approved shall be carried out in accordance with British Standard Recommendations for Tree Work (B.S.3998: 1989).

If any tree shown to be retained in accordance with the approved plans and particulars is removed, uprooted or destroyed, or dies, or becomes severely damaged or diseased within 3 years of the completion of the development, another tree, shrub, or hedge shall be planted at the same place, and that tree, shrub, or hedge shall be of such size, specification, and species, and should be planted at such time as may be specified in writing by the Local Planning Authority.

If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Report Item No: 5

APPLICATION No:	EPF/2187/05
SITE ADDRESS:	Knightlands Farm Berwick Lane Stanford Rivers Ongar Essex CM5
PARISH:	Stanford Rivers
DESCRIPTION OF PROPOSAL:	Retrospective change of use of agricultural building to storage

	of homeware imports.
DECISION:	REFUSE

REASON:

- 1 The use of the application building for storage purposes is considered to be detrimental to the amenities of this rural area due to the nature and size of delivery vehicles accessing and exiting to site.

Enforcement action was authorised with 3 months given for compliance.