

Committee Agenda



**Epping Forest
District Council**

Area Plans Subcommittee D Wednesday, 3rd August, 2005

Place: Council Chamber, Civic Offices, High Street, Epping
Room: Council Chamber
Time: 7.30 pm
Democratic Services Officer Adrian Hendry, Research and Democratic Services
Tel: 01992 564246 email: ahendry@eppingforestdc.gov.uk

Members:

Councillors Ms S Stavrou (Chairman), Mrs P Smith (Vice-Chairman), Mrs D Borton, Mrs P Brooks, R Chidley, J Demetriou, R D'Souza, Mrs R Gadsby, R Haines, Mrs J Lea, L McKnight, P McMillan, Mrs M Sartin and D Spinks

A BRIEFING FOR THE CHAIRMAN, VICE-CHAIRMAN AND APPOINTED SPOKESPERSONS WILL BE HELD AT 6.30 P.M. IN COMMITTEE ROOM ON THE DAY OF THE SUB-COMMITTEE.

1. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 5 - 6)

General advice to people attending the meeting is attached together with a plan showing the location of the meeting.

2. MINUTES (Pages 7 - 12)

To confirm the minutes of the last meeting of the Sub-Committee held on 6th July 2005 as correct record (attached).

3. APOLOGIES FOR ABSENCE

4. DECLARATIONS OF INTEREST

(Head of Research and Democratic Services) To declare interests in any item on this agenda.

5. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

In accordance with Operational Standing Order 6 (non-executive bodies), any item raised by a non-member shall require the support of a member of the Committee concerned and the Chairman of that Committee. Two weeks' notice of non-urgent items is required.

6. WOODBINE CLOSE CARAVAN PARK**Recommendation:**

The Committee agree that the Section 25 agreement under the 1947 Town and Country Planning Act is no longer required, and that it be removed as an entry from the local land charges register.

The Site and Background:

Woodbine Close Caravan Park is located on an extensive area of land to the north west of the junction of Honey Lane and Woodgreen Road. On 30/8/1962 planning permission was granted for an enlargement of the caravan site. This consent was subject to a legal agreement between the owner of the site and the Council, which

- reserved an area of the site to be retained as a recreational area, and
- restricted the total number of caravans that could be kept on the site to 205.

Issues and Considerations:

After a problematic (local authority) property search, carried out on behalf of a prospective purchaser of a mobile home on the site, it has become apparent that in the last few years the recreational area, an area originally intended for children's play, has been used for the stationing of an additional 5 mobile homes i.e. plots 14-18 The Lindens. However, this children's play area is no longer required for this purpose because the whole of this site is now occupied by elderly people i.e. the site has in effect become a retirement park where children no longer reside. The Council's Environmental Health group, who manage the site through a site licence, agree that this recreational area of land is no longer needed for children's play.

As a result of the 5 additional homes being placed on this former recreational area the number of mobile homes on the site has increased from 205 to 209, and consequently the limit of 205 homes specified in the 1962 legal agreement has also been breached. Again the Environmental Health group have no objection to 209 homes being accommodated on the site. Additionally the current site licence administered by them restricts the number of homes to 209, and to produce a new legal agreement under the Planning Acts imposing a restriction to 209 homes would be an unnecessary duplication.

In the light of the above factors there is no merit in retaining this legal agreement and it is recommended that it be removed from the local land charges register.

7. DEVELOPMENT CONTROL (Pages 13 - 48)

(Head of Planning and Economic Development) To consider planning applications as set out in the attached schedule

Background Papers: (i) Applications for determination – applications listed on the schedule, letters of representation received regarding the applications which are summarised on the schedule. (ii) Enforcement of Planning Control – the reports of officers inspecting the properties listed on the schedule in respect of which consideration is to be given to the enforcement of planning control.

8. DELEGATED DECISIONS

(Head of Planning and Economic Development) Schedules of planning applications determined by the Head of Planning and Economic Development under delegated powers since the last meeting of a Plans Subcommittee may be inspected in the Members Room or at the Planning and Economic Development Information Desk at the Civic Offices, Epping.

9. EXCLUSION OF PUBLIC AND PRESS

To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the paragraph(s) of Part 1 of Schedule 12A of the Act indicated:

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

To resolve that the press and public be excluded from the meeting during the consideration of the following items which are confidential under Section 100(A)(2) of the Local Government Act 1972:

Agenda Item No	Subject
Nil	Nil

Paragraph 9 of the Council Procedure Rules contained in the Constitution require:

- (1) All business of the Council requiring to be transacted in the presence of the press and public to be completed by 10.00 p.m. at the latest.
- (2) At the time appointed under (1) above, the Chairman shall permit the completion of debate on any item still under consideration, and at his or her discretion, any other remaining business whereupon the Council shall proceed to exclude the public and press.
- (3) Any public business remaining to be dealt with shall be deferred until after the

completion of the private part of the meeting, including items submitted for report rather than decision.

Background Papers: Paragraph 8 of the Access to Information Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report does not include published works or those which disclose exempt or confidential information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

Inspection of background papers may be arranged by contacting the officer responsible for the item.