

# Committee Agenda



**Epping Forest  
District Council**

## ***Area Plans Subcommittee D Wednesday, 21st December, 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

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**A BRIEFING FOR THE CHAIRMAN, VICE-CHAIRMAN AND APPOINTED SPOKESPERSONS WILL BE HELD AT 6.30 P.M. IN COMMITTEE ROOM 1 ON THE DAY OF THE SUB-COMMITTEE.**

**1. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING SUBCOMMITTEES (Pages 9 - 10)**

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

**2. MINUTES (Pages 11 - 16)**

To confirm the minutes of the last meeting of the Sub-Committee held on 23 November 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. PROBITY IN PLANNING - APPEAL DECISIONS, APRIL 2004 TO SEPTEMBER 2005****Recommendation:**

That the committee notes the outcomes of the appeals.

**Background**

6.1 (Head of Planning Services) In compliance with the recommendation of the District Auditor, this report advises the decision-making committee of the results of all successful appeals, particularly those refused by committee contrary to officer recommendation. The purpose is to inform the committee of the consequences of their decisions in this respect and, in cases where the refusal is found to be unsupportable on planning grounds, an award of costs may be made against the Council.

6.2 To set the context, a Best Value Performance Indicator was for district councils to aim to have less than 40% of their decisions overturned on appeal with the national average of about 33%. (That BVPI was scrapped but recently replaced by one where the Council sets its own target – set this year at 25%.) In fact in recent years the Council has been more successful than the national average with only 31% overturned in 1999/00, 25% in 2000/01, 24% in 2001/02, 27% in 2002/03, 18% in 2003/04 and 29% in 2004/05.

**PERFORMANCE**

6.3 Over the six-month period between April and Sept 2005, the Council received 61 decisions on appeals – 54 planning appeals and 7 enforcement appeals. Of the 54 planning appeals, 10 were allowed (19%) and of the 7 enforcement appeals, 2.5 were allowed – a combined total of 20% of the Council's decisions overturned.

**PLANNING APPEALS**

- 6.4 Of those 10 planning appeals allowed, 2 were allowed following decisions by committee to refuse contrary to officer's recommendation. Those 2 were:

EPF/2041/04 – Two storey extensions at 67, Tycehurst Hill, Loughton (Area Committee A 02/02/05)

EPF/2398/04 – Erection of 3 cottages at 109, Lindsey Street, Epping (Area Committee B 09/03/05)

- 6.5 To complete the picture, officers were successful in sustaining a committee decision to refuse, when officers had recommended granting permission, in two cases – nos.16 and 52 on the attached list.

### **Costs**

- 6.6 Costs were awarded in just 1 appeal. The enforcement appeal regarding the siting of a mobile home at Breach Barns Caravan Park introduced a number of issues that the Inspector considered were not entirely relevant to the case and which took up Inquiry time unnecessarily. He made an award of costs against the Council amounting to 2 hours of inquiry attendance and preparation time in favour of the appellants. However, he also ordered the appellants to pay to the Council the costs of 2 hours inquiry time, together with the cost of preparing evidence on affordable housing; and to pay to the Corporation of London their costs for 2 hours of their attendance time.

### **CONCLUSIONS**

- 6.7 The Council's performance for this 6-month period was an improvement on last year and consistent with the previous year's exceptional performance and has once again exceeded the BVPI and the national average.
- 6.8 The decisions are listed in the Members Bulletin from time to time but a full list of decisions over this six-month period appears below.

### **Appeal Decisions April to October 2005**

#### **Planning Appeals Allowed:**

1. EPF/1183/04 – Installation of 12 telecommunications antennae at St Winifred's Church, Manor Road, Chigwell
2. EPF/1387/03 – Two storey side extension at 1, Lyndhurst Rise, Chigwell
3. EPF/2398/04 – Erection of 3 cottages at 109, Lindsey Street, Epping
4. EPF/1319/04 – New vehicular access at 206, Nine Ashes Road, High Ongar
5. EPF/2041/04 – Two storey rear extension and other alterations at 67, Tycehurst Hill, Loughton
6. TRE/EPF/753/04 – Lopping of overhanging branches at 1, Brancaster Place, Church Hill, Loughton
7. A/EPF/2125/04 – Illuminated sign at 1, Valley Hill, Loughton
8. EPF/484/04 – Temporary living accommodation for maintenance and security of fishing lakes at Moor Hall Fish Farm, Moor Hall Lane, Matching
9. EPF/2427/04 – Use of agricultural buildings for B8 storage and distribution at Oakleigh Nursery, Paynes Lane, Nazeing
10. EPF/1307/04 – Erection of detached annexe at 43, Fyfield Road, Ongar

**Planning Appeals Dismissed**

11. EPF/383/04 – Extensions at 20A Rous Road, Buckhurst Hill
12. EPF/1203/04 – erection of 6 flats and parking at Garage Block, corner of Westbury Road and Westbury Lane, Buckhurst Hill
13. EPF/1540/04 – Two storey side extension at 20 Ormonde Rise, Buckhurst Hill
14. EPF/2093/04 – Erection of dwelling house at land r/o 16, Forest Edge, Buckhurst Hill
15. EPF/1167/04 – New roof with games room and attic at 44/46, Forest Lane, Chigwell
16. EPF/1260/03 – Use as memorial garden with chapel, etc. on land at Former Beaver Site, Manor Road, Chigwell
17. EPF/1423/04 – Front boundary wall and gates at 175, Lambourne Road, Chigwell
18. EPF/1520/04 – Increase max no. of dwellings to 60 at Grange Farm, High Road, Chigwell
19. EPF/1615/04 – Redevelopment of core area for 180 houses at Grange Farm High Road, Chigwell
20. EPF/1547/04 – Erection of 4 detached dwellings at land adj. The Paddock, Grove Lane, Chigwell
21. EPF/1848/04 – Erection of 4 dwellings at 80, Hainault Road, Chigwell
22. EPF/1960/04 – New roof for games room and dressing room at 44/46, Forest Lane, Chigwell
23. EPF/2019/04 – Use as licensed betting office at 17 Brook Parade, High Road, Chigwell
24. EPF/417/04 – Erection of two dwellings at 64A, Bower Hill, Epping
25. EPF/1444/04 – Single storey rear extension at Bell Cottage, Bell Common, Epping
26. EPF/1477/04 – Boundary wall and gates at 12, Lower Bury Lane, Epping
27. EPF/2361/04 – Use for sale of hot food at 26, Lindsey Street, Epping
28. EPF/1010/04 – Extension of residential cartilage for dog run and shed at Buzzards View, Parvills Farm, Epping Upland
29. EPF/1435/04 – First floor rear balcony at 38, Hoe Lane, Abridge
30. EPF/605/04 – Two storey side extension and creation of 5 flats at 3, Upper Park, Loughton
31. EPF/1033/03 – Two storey rear extension and other alterations at 67 Tycehurst Hill, Loughton
32. EPF/1166/04 – Rear extension and detached garage at 27, Grosvenor Drive, Loughton (Objection was made only to the rear extension)
33. EPF/1761/04 – Rear conservatory at 65, Stonards Hill, Loughton
34. EPF/2086/04 – Use of first floor as clinic at 251A, High Road, Loughton
35. EPF/2133/04 – First floor rear extension and loft conversion at 5, Summerfield Road, Loughton
36. TRE/EPF/1648/04 – Felling of a yew tree at 38, Upper Park, Loughton
37. EPF/950/04 – New church, hall and 26 flats at Trinity Church, Mannock Drive, Loughton
38. EPF/1300/03 – Use of building as 2 dwellings at The Redoubt, Ongar Park, North Weald
39. EPF/1995/04 – Use for keeping horses and erection of stables at 1 Gainsthorpe Cottages, Gainsthorpe Road, Bobbingworth
40. EPF/352/04 – Animal shelter at Stoneshot, Farm, Hoe Lane, Nazeing
41. EPF/864/04 – Erection of 2 stables and hay store at Langridge Barn, Paynes Lane, Nazeing
42. EPF/1699/04 – Detached hay barn and extension of tack room building at Five

- Acre Lodge, Hoe Lane, Nazeing
43. EPF/1756/04 – New vehicle access at Little Dormers, Middle Street, Nazeing
  44. EPF1694/03 – Use of buildings as B1 offices at The Redoubt, Ongar Park, North Weald
  45. EPF/1870/04 – Erection of 21 houses and 1 flat at Blacksmiths Arms PH, Woodside, Thornwood
  46. EPF/1246/04 – Use as a single dwelling at Old Mission Hall, Willingale Road, Norton Heath
  47. EPF/518/04 – Replacement garage with first floor at St Vincents Farm, Epping Road, Broadley Common
  48. EPF/2170/04 – Single story Rear extension at Holne Chase, Hamlet Hill, Roydon
  49. EPF/1620/04 – Erection of detached dwelling at 1 Ash Groves, Sheering
  50. EPF/623/04 – Conversion of sewage treatment block to a dwelling at Moletrap PH, Tawney Common, Stapleford Tawney
  51. EPF/655/04 – Two storey building for residential care home at Suttons Manor, London Road, Stapleford Tawney
  52. EPF/769/04 – Low level lighting and extension of hours of clubhouse at Theydon Bois Tennis Club, Sidney Road, Theydon Bois
  53. EPF/1292/04 – Green burial ground with chapel etc at land at Theydon Mount End, Theydon Mount
  54. EPF/146/05 – Erection of 3 storey block of 16 flats at 40a, 44 & 46, Highbridge Street, Waltham Abbey

#### **ENFORCEMENT APPEALS ALLOWED**

55. Erection of wall, railings and gates at 140, Manor Road, Chigwell
56. Laying hardstanding and use for siting a mobile home at Breach Barns Caravan Park, Galley Hill

#### **ENFORCEMENT APPEAL PART-ALLOWED AND PART-DISMISSED**

57. Laying an access road (allowed) and laying hardstanding (dismissed) at Alderwood Pasture, New Farm Drive, Abridge

#### **ENFORCEMENT APPEALS DISMISSED**

58. Stationing of a mobile home at Alderwood Pasture, New Farm Drive, Abridge
59. Use for processing trees, the siting of four containers and portakabin, formation of hardstanding and depositing of earth and waste materials at land at Hill Hall, Theydon Mount
60. Erection of stables and laying base and hardstanding at North Lodge Farm, Holyfield, Waltham Abbey
61. Use for car vehicle washing including siting of store building and container on land at Old Orleans P.H., Epping Road, Waltham Abbey

### **7. DEVELOPMENT CONTROL (Pages 17 - 54)**

(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:

<b>Agenda Item No</b>	<b>Subject</b>	<b>Exempt Information Paragraph Number</b>
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:

<b>Agenda Item No</b>	<b>Subject</b>
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.