

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee D **Date:** 19 April 2006

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.30 pm
High Street, Epping

Members Present: Ms S Stavrou (Chairman), Mrs P Smith (Vice-Chairman), Mrs D Borton,
Mrs P Brooks, R Chidley, Mrs J Lea, L McKnight, P McMillan and
Mrs M Sartin

Other Councillors: (none)

Apologies: J Demetriou, R D'Souza, Mrs R Gadsby and D Spinks

Officers Present: S Solon (Principal Planning Officer) and Z Folley (Democratic Services
Assistant)

74. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

75. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 22 March 2006 be taken as read and signed by the Chairman as a correct record.

76. DECLARATIONS OF INTEREST

Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Smith declared a personal interest in agenda items 6 (2) (EPF/2210/05) and 6 (3)(EPF/0256/06) both Land at Little Copped Hall, Copped Hall Estate, High Road, Epping) by virtue of being a member of Epping Upland Parish Council who had commented on the proposals. The Councillor declared that her interests were not prejudicial and indicated she would remain in the meeting during the consideration and voting on the items.

77. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

78. (EPF/0265/06) - LEVERTON JUNIOR, INFANTS AND NURSERY SCHOOL, WALTHAM ABBEY, AND (EPF/0265/06) STABLES, LIPPITTS HILL, LOUGHTON

The Chairman reported that the above applications listed for consideration as part of the Development Control schedule had been withdrawn prior to the meeting.

79. DEVELOPMENT CONTROL

The Sub-Committee considered a schedule of applications for planning permission.

RESOLVED:

That, Planning applications numbered 1 – 3 be determined as set out in the annex to these minutes.

80. TRE/EPF/0181/06 - PLOUGH GREEN, EPPING ROAD, HARLOW, ESSEX

The Sub-Committee considered an application to remove and replace three protected trees within the curtilage of Plough Green.

The Principal Planning Officer advised that the subject trees provided a negligible contribution to the publicly visible landscape of the conservations area on which they were situated and their removal would have a minimal adverse impact on the local amenity.

The Sub-Committee noted the poor condition of the trees and the effect this was having on the more important surrounding trees. The Sub-Committee decided given the reasons presented to grant the application on the condition that suitable replacements were replanted in the area.

RESOLVED:

That application TRE/EPF/0181/06 – Plough Green Epping Road, Harlow be authorised.

81. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Head of Planning Economic Development under delegated authority since the last meeting had been circulated to all members and were available for inspection at the Civic Offices.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2008/05
SITE ADDRESS:	Montana Parsloe Road Epping Upland Epping Essex CM16 6QB
PARISH:	Epping Upland
DESCRIPTION OF PROPOSAL:	First floor side extension to form annexe for dependent parents.
DECISION:	REFUSE

REASONS:

- 1 The site lies within the Metropolitan Green Belt wherein only limited extensions to dwellings are appropriate. The proposed additions taken together with the previous additions to the dwelling amounts to disproportionate additions over and above the size of the original dwelling. Additionally the works are not reasonably necessary to provide contemporary living standards, and by infilling at first floor level part of the gap between the dwelling and the adjacent dwelling the open appearance of this part of the green belt will be impaired. The character and appearance of the building in its setting will be harmed. As such the proposal is inappropriate in the Green Belt and contrary to policy C2 of the Essex and Southend on Sea Replacement Structure Plan and policies GB2 and GB15 and DBE10 of the adopted Local Plan.

Report Item No: 2

APPLICATION No:	EPF/2210/05
SITE ADDRESS:	Land at Little Copped Hall Copped Hall Estate High Road Epping Essex CM16 5HS
PARISH:	Epping Upland
DESCRIPTION OF PROPOSAL:	Change of use of one building to residential and erection of three new dwellings and associated garaging.
DECISION:	REFUSE

REASON:

- 1 The site is in the Metropolitan Green Belt. Residential development is inappropriate in the Green Belt and by definition is harmful to it. No very special circumstances sufficient to outweigh the harm caused by inappropriateness exist in this case. Accordingly the proposed development is contrary to policy C2 of the Essex and Southend on Sea Replacement Structure Plan (2001) and policy GB2 of the Epping Forest District Local Plan (1998).

Report Item No: 3

APPLICATION No:	EPF/0256/06
SITE ADDRESS:	Land at Little Copped Hall Copped Hall Estate High Road Epping Essex CM16 5HS
PARISH:	Epping Upland
DESCRIPTION OF PROPOSAL:	Conservation Area Consent for the demolition of the farm buildings in connection with planning application EPF/2210/05.
DECISION:	GRANT

CONDITIONS:

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 Within 3 months of demolition, all resulting materials shall be removed from the site and the land restored to a natural condition, unless work is undertaken commencing an authorised redevelopment of the site.

Report Item No: 4

APPLICATION No:	EPF/0444/05
SITE ADDRESS:	Leverton Junior, Infants and Nursery School Honey Lane Waltham Abbey
PARISH:	Waltham Abbey
APPLICANT:	The Governors
DESCRIPTION OF PROPOSAL:	Outline application for the demolition of the existing school buildings and the erection of new school buildings with residential development (all matters reserved).
RECOMMENDED DECISION:	

That the committee considers the proposal and in particular the issue of affordable housing, with a view to either:

- a) Refusing permission because of the lack of affordable housing (and for any other reason determined by the committee); or**
- b) Accepting the nil provision of affordable housing and granting permission, subject to the following conditions:**

This item was withdrawn from the agenda.

Report Item No: 5

APPLICATION No:	EPF/0265/06
SITE ADDRESS:	Stables Lippitts Hill High Beach Loughton Essex IG10 4AL
PARISH:	Waltham Abbey
DESCRIPTION OF PROPOSAL:	Outline application for the erection of one dwelling on site of hardened manege area of livery yard.
RECOMMENDED DECISION:	REFUSE

Application withdrawn by applicant.

Supplementary Item.

APPLICATION No:	TRE/EPF/0181/06
SITE ADDRESS:	Plough Green Epping Road Roydon
PARISH:	Roydon
DESCRIPTION OF PROPOSAL:	Outline application for the erection of one dwelling on site of hardened manege area of livery yard.
DECISION:	

The committee agreed to the felling and replacement of T1, 2 and 3 (fir x 3).

CONDITIONS:

1	A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation 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 or destroyed, 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.
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