

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee B **Date:** 6 April 2005

Place: Civic Offices, High Street, Epping **Time:** 7.33 - 8.16 pm

Members Present: M Colling (Chairman), A Green (Vice-Chairman), R Glozier, Mrs A Grigg, Mrs S Perry, Mrs P K Rush, D Stallan and Mrs J H Whitehouse

Other Councillors: (none)

Apologies: S Metcalfe, C Whitbread and J M Whitehouse

Officers Present: B Land (Assistant Head of Planning and Economic Development) and G Woodhall (Democratic Services Assistant)

61. 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. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

62. MINUTES

RESOLVED:

That the minutes of the meeting held on 9 March 2005 be taken as read and signed by the Chairman as a correct record.

63. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)

The Sub-Committee noted that this item had been withdrawn, as it was not applicable to this particular body.

64. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Glozier declared a personal interest in the following items of the agenda for the meeting, by virtue of the Councillor also being a member of Theydon Bois Parish Council. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- (i) EPF/29/05 – 23 Morgan Crescent, Theydon Bois;
- (ii) EPF/97/05 – 25 Woodland Way, Theydon Bois;
- (iii) EPF/170/05 – 55 Woodland Way, Theydon Bois; and

- (iv) EPF/174/05 – 57 Morgan Crescent, Theydon Bois.
- (b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs S Perry declared a personal interest in the following items of the agenda for the meeting, by virtue of the Councillor also being a member of Epping Town Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:
 - (i) EPF/2071/04 – The Old Rectory, Coopersale Common, Coopersale, Epping; and
 - (ii) LB/EPF/2072/04 – The Old Rectory, Coopersale Common, Coopersale, Epping.

65. ANY OTHER BUSINESS

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

66. DEVELOPMENT CONTROL

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

RESOLVED:

That planning applications numbered 1-6 be determined as set out in the schedule attached to these minutes.

67. 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

1. **APPLICATION NO:** EPF/2071/04 **PARISH:** Epping

SITE ADDRESS:

The Old Rectory, Coopersale Common, Coopersale, Epping

DESCRIPTION OF PROPOSAL:

Demolition of existing outbuilding and construction of detached garage.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials of construction to be agreed.
3. Notwithstanding the provisions of the Town and 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. The development shall be carried out in accordance with the amended plans received on 15 March 2005.

2. **APPLICATION NO:** LB/EPF/2072/04 **PARISH:** Epping

SITE ADDRESS:

The Old Rectory, Coopersale Common, Coopersale, Epping

DESCRIPTION OF PROPOSAL:

Grade II Listed Building application for the demolition of existing outbuilding.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.

3. **APPLICATION NO:** EPF/29/05 **PARISH:** Theydon Bois

SITE ADDRESS:

23 Morgan Crescent, Theydon Bois

DESCRIPTION OF PROPOSAL:

Single storey front, and two-storey side and rear extensions.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Prior to first occupation of the building hereby approved the proposed window openings in the north-west side elevation facing No. 25 Morgan Crescent shall be fitted with obscured glass and shall be permanently retained in that condition.
3. Materials shall match existing.
4. No further side windows without approval.

4. **APPLICATION NO:** EPF/97/05 **PARISH** Theydon Bois

SITE ADDRESS:

25 Woodland Way, Theydon Bois

DESCRIPTION OF PROPOSAL:

Two storey side and single storey rear extensions, and front porch.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials shall match existing.
3. Prior to first occupation of the building hereby approved the proposed window openings in the flank wall shall be fitted with obscured glass and shall be permanently retained in that condition.
4. Balcony not to be formed.

5. **APPLICATION NO:** EPF/170/05 **PARISH** Theydon Bois

SITE ADDRESS:

55 Woodland Way, Theydon Bois

DESCRIPTION OF PROPOSAL:

Two storey side and part two storey, part single storey rear extensions.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank elevation of the development hereby approved shall be fitted with obscured glass, and shall be permanently retained in that condition.

3. Materials shall match existing.
4. No further side windows without approval.

6. **APPLICATION NO:** EPF/174/05 **PARISH** Theydon Bois

SITE ADDRESS:

57 Morgan Crescent, Theydon Bois

DESCRIPTION OF PROPOSAL:

Demolition of existing detached dwelling and erection of 1 No. detached house and 1 No. pair of semi-detached houses. (Revised application.)

REFUSED:

1. The proposals represent overdevelopment of the site resulting in a cramped appearance in the street scene detrimental to the amenities of the occupiers of nearby properties contrary to policies DBE9 and 10 of the adopted Local Plan.
2. The design and appearance of the proposed dwellings does not sufficiently relate to the character of the surrounding properties, particularly in relation to the integral garages and the height of the dwellings relative to their width. As such the proposals are contrary to policies DBE1, DBE2 and DBE9 of the adopted Local Plan.

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