

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Plans Subcommittee C                      **Date:** Wednesday, 25 October 2006

**Place:** Council Chamber, Civic Offices,                      **Time:** 7.34 - 8.25 pm  
High Street, Epping

**Members Present:** K Wright (Chairman), Mrs D Collins, P Gode, Mrs H Harding, D Jacobs, D Kelly and R Morgan

**Other Councillors:**

**Apologies:** Mrs M McEwen

**Officers Present:** R Bintley (Principal Planning Officer), M Jenkins (Democratic Services), Graham Lunnun (Democratic Services Manager) and Adrian Hendry (Democratic Services Officer)

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### **33. WEBCASTING INTRODUCTION**

The Chairman made a short address to remind all present that the meeting would be broadcast on the Internet and that the Council had adopted a protocol for the webcasting of its meeting.

#### **RESOLVED:**

That the Council's protocol for webcasting of Council and other meetings be noted.

### **34. 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.

### **35. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting held on 27 September 2006 be taken as read and signed by the Chairman as a correct record.

### **36. 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 being a member of Sheering Parish Council. 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/0929/06 – Land at Builder's Yard, The Street, Sheering

**37. ANY OTHER BUSINESS**

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

**38. DEVELOPMENT CONTROL**

**RESOLVED:**

That the planning applications numbered 1 – 2 be determined as set out in the schedule attached to these minutes.

**39. 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.

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## Report Item no.1

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|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/0929/06   |
| <b>SITE ADDRESS:</b>            | Land at Builders Yard<br>The Street<br>Sheering<br>CM22 7LY |
| <b>PARISH:</b>                  | Sheering  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Change of use to taxi-hire business.                        |
| <b>DECISION:</b>                | <b>GRANTED</b>  |

## 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 The development shall be carried out in accordance with the amended plans received on the 14/08/06 unless otherwise agreed in writing with the Local Planning Authority.
- 3 The use hereby permitted shall not operate outside the hours of 7am and 6.30pm Monday to Saturday and not at all on Sundays or Public Holidays.
- 4 There shall be no vehicular access from the application site outlined in red on the approved plans to the adjoining land south of the site for the purposes of manoeuvring, parking and storing of vehicles.
- 5 Prior to the first use of the site for the use hereby approved, a fence, at a minimum height of 1.5m shall be erected on the southern boundary of the application site.
- 6 Prior to the commencement of the approved use details of the fence shall be submitted and approved pursuant to condition 5 of that notice in writing by the Local Planning Authority. The fence shall be permanently retained in that position unless the Local Planning Authority agrees in writing otherwise.
- 7 The car park to be constructed shall be marked out in permanent materials and used only for the parking of cars associated with the approved use and not storage of cars or materials.
- 8 No cars other than those owned by employees and or licensed taxis shall be parked on the site at any time whatsoever.

**Report Item no.2**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/0406/06  |
| <b>SITE ADDRESS:</b>            | 17 The Paddocks<br>Stapleford Abbots<br>Epping<br>Essex<br>RM4 1HG |
| <b>PARISH:</b>                  | Stapleford Abbots  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Retention of railings and gates.                                   |
| <b>DECISION:</b>                | <b>REFUSED</b>   |

**REASON FOR REFUSAL**

The form and design of the railings and gates erected around the front of this property are considered to be out of character and thus detrimental to the amenity of the area contrary to the requirements of Policy DBE9 of the Adopted Local Plan.

Enforcement action authorised with three months given for compliance.