

# **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Plans Subcommittee D                      **Date:** 14 June 2006

**Place:** Council Chamber, Civic Offices,                      **Time:** 7.30 - 10.05 pm  
High Street, Epping

**Members Present:** P McMillan (Chairman), Councillor Mrs D Borton (Vice-Chairman),  
Mrs A Cooper, J Demetriou, R D'Souza, Mrs R Gadsby, R Haines, Mrs J Lea,  
Mrs M Sartin, Mrs P Smith, D Spinks, Ms S Stavrou and J Wyatt

**Other Councillors:** D Stallan

**Apologies:** Mrs P Brooks

**Officers Present:** S Solon (Principal Planning Officer), T Carne (Public Relations and Marketing  
Officer) and A Hendry (Democratic Services Officer)

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## **1. 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.

## **2. MINUTES**

### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 19 April 2006 be taken as read and signed by the Chairman as a correct record.

## **3. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Stavrou declared a personal interest in agenda items 10 (1) (EPF/0444/05 Leverton Junior, Infants and Nursery School, Honey Lane, Waltham Abbey) by virtue of being a former governor of that school. The Councillor declared that her interests were prejudicial and indicated that she would not remain in the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Ms S Stavrou declared a personal interest in agenda items 10 (2) (EPF/0464/06, Waltham Abbey Swimming Pool) and 10(3) (EPF/0635/06 Land at Manor Farm, 15 & 16 Mott Street, High Beech). The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(c) Pursuant to the Council's Code of Member Conduct, Councillor D Spinks declared a personal interest in agenda items 10(3) (EPF/0635/06 Land at Manor Farm, 15 & 16 Mott Street, High Beech). The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Lea declared a personal interest in agenda items 10 (2) (EPF/0464/06, Waltham Abbey Swimming Pool). The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs R Gadsby declared a personal interest in agenda items 10 (5) (EPF/0792/06, 17 Thaxted Way, Waltham Abbey) by virtue of knowing the applicant. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(f) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in agenda items 10(3) (EPF/0635/06 Land at Manor Farm, 15 & 16 Mott Street, High Beech) by virtue of being a member of the North Weald Bassett Preservation Society. The Councillor declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration and voting on the item.

#### **4. ANY OTHER BUSINESS**

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

#### **5. CHANGE IN ORDER OF BUSINESS**

The Chairman announced that item 10 (Development Control) would be taken next. He also announced that item 10 (3) (EPF/0635/06, Land at Manor Farm, 15 & 16 Mott Street and land adj. to High Beech Primary School, Mott Street, High Beech) had been withdrawn by the applicant.

#### **6. DEVELOPMENT CONTROL**

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

##### **RESOLVED:**

That, Planning applications numbered 1 – 5 be determined as set out in the annex to these minutes.

#### **7. PROBITY IN PLANNING - APPEAL DECISIONS, OCTOBER 2005 TO MARCH 2006**

The Sub-Committee, in compliance with the recommendation of the District Auditor, received a report detailing all successful appeals, particularly those refused by Committee contrary to officers recommendations. The purpose was to inform the Committee of the consequences of their decisions in this respect and in cases where the refusal has found to be unsupportable on planning grounds, an award of costs may be made against the Council.

It was noted that over the six-month period between October 2005 and March 2006, the Council received 53 decisions on appeals – 49 planning appeals and 4 enforcement appeals. Of the 49 planning appeals, 12 were allowed (24%) and of the 4 enforcement appeals, 1 was allowed (25%) – a combined total of 24% of the Council's decisions overturned.

This meant that for the year April 2005 to March 2006 as a whole, the number of planning appeals allowed was 22 from 103 decisions – 21%, and the number of enforcement appeals allowed was 3.5 from 11 decisions - 31%, a combined total of decisions overturned being 22%, exceeding both the national average and our local target.

To complete the picture, officers were successful in sustaining a committee decision to refuse, when officers had recommended granting permission, in seven cases.

No awards of costs were made in this six-month period, either for or against the Council.

The Council's performance for this six-month period and the year as a whole continues to be a reflection of the quality of decision-making by both officers and members at committee, once again exceeding the performance indicator target and the national average.

**RESOLVED:**

That the Outcomes of the Planning appeals be noted.

**8. SAINSBURY'S DISTRIBUTION DEPOT, WALTHAM POINT AND HOMESDALE TUNNEL ROADWORKS**

The Sub-Committee noted the report that detailed the temporary alternative arrangements made for Sainsbury's lorries during the Holmesdale Tunnel roadwork's currently being carried out. Officers had agreed the new route for a temporary period of three months, allowing the vehicles to use the A121 through Waltham Cross to access the A10, but only for those vehicle destinations that would have exited the motorway at junction 25 to access the A10. All other lorry deliveries would have to continue to use the M25 if travelling further west than junction 25.

The members expressed concern that the decision to carry out this trial was made without any member consultation.

**RESOLVED:**

That the officer's action regarding the current, temporary arrangement be noted and that a further report be required for the meeting on 6 September 2006 with consultation responses.

**9. BUSINESS STARTER UNIT, FLEMING ROAD, WALTHAM POINT**

On consideration the Sub-Committee turned down the officer's recommendation that consent be given to vary the definition of Business Starter Unit Space.

**RESOLVED:**

That permission be refused to vary the definition of Business Starter Unit Space to permit a maximum size not exceeding 5,000 sq. ft (or in the case of Units 1&2 – 7,300 sq. ft); and a minimum of 2 units of 2,400 sq. ft or less.

**10. 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**

# Minute Item 6

## *Report Item No: 1*

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

### **REASON:**

- 1 The proposed school buildings are inappropriate development in the Metropolitan Green Belt that is by definition harmful to it. Furthermore, the school buildings would be harmful to the open character and appearance of the Green Belt. No very special circumstances of sufficient weight to overcome the harm caused exist. The proposal is therefore contrary to policy C2 of the Essex and Southend on Sea Replacement Structure Plan and policy GB2 of the Epping Forest District Local Plan.

## *Report Item No: 2*

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|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/0464/06  |
| <b>SITE ADDRESS:</b>            | Waltham Abbey Swimming Pool<br>Roundhills<br>Waltham Abbey<br>Essex<br>EN9 1UP |
| <b>PARISH:</b>                  | Waltham Abbey  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Single storey link extension link to rear of leisure facility.                 |
| <b>DECISION:</b>                | <b>GRANT</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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
  
- 3 No development shall take place until details of tree planting, including positions or density, species and planting size have been submitted to and approved in writing by the Local Planning Authority, and shall be carried out prior to the occupation of the development for its permitted use, or in accordance with a timetable agreed in writing with the Local Planning Authority. If within a period of five years from the date of planting any tree, or replacement, is removed, uprooted or destroyed or 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 it's written consent to any variation.

**Report Item No: 3**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/0635/06   |
| <b>SITE ADDRESS:</b>            | Land at Manor Farm, 15 & 16 Mott Street and<br>Land adj to High Beech Primary School<br>Mott Street<br>High Beach<br>Loughton<br>Essex<br>IG10 4AP  |
| <b>PARISH:</b>                  | Waltham Abbey   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Outline application for 12 no. affordable houses and 12 no. private houses on land at Manor Farm, two replacement houses at 15 and 16 Mott Street, new vehicle access to school, cark park and new school playing field on land adj to High Beech Primary School. |
| <b>DECISION:</b>                |   |

This application was withdrawn by the applicant before the start of the meeting.

**Report Item No: 4**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/0648/06   |
| <b>SITE ADDRESS:</b>            | Warlies Park Farm<br>Woodgreen Road<br>Waltham Abbey<br>Essex<br>EN9 3SD  |
| <b>PARISH:</b>                  | Waltham Abbey   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Two storey side extension to house and change of use of barn and dairy into two residential dwellings with associated outbuildings, garaging etc. |
| <b>DECISION:</b>                |   |

Deferred to allow for members site visit.

**Report Item No: 5**

|                                 |  |
|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/0792/06  |
| <b>SITE ADDRESS:</b>            | 17 Thaxted Way<br>Waltham Abbey<br>Essex<br>EN9 1LQ  |
| <b>PARISH:</b>                  | Waltham Abbey  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Single storey front and rear extension rear conservatory, two storey side extension, and rear dormer window. |
| <b>DECISION:</b>                | <b>GRANT</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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

- 4 The development shall be carried out in accordance with the amended plans received on 30 May 2006 unless otherwise agreed in writing with the Local Planning Authority.

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|---|--|
| 5 | A 1.8m high fence shall be erected on the boundary with 19 Thaxted Way from the rear wall of the single storey rear extension extending to a point on the boundary level with the rear wall of the conservatory hereby approved. |
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