

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 25 July 2007

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.45 pm

Members Present: M Colling (Chairman), Mrs M McEwen (Vice-Chairman), R Frankel, Mrs A Grigg, Mrs H Harding, Ms J Hedges, D Jacobs, D Kelly, G Pritchard, B Rolfe, Mrs P K Rush, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: Mrs D Collins, A Green, R Morgan and D Stallan

Officers Present: A Sebbinger (Principal Planning Officer), M Jenkins (Democratic Services Assistant), G Woodhall (Democratic Services Officer) and S Dobson (Information and Communications Assistant)

16. 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 meetings. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

17. 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.

18. MINUTES

RESOLVED:

That the minutes of the meeting held on 27 June 2007 be taken as read and signed by the Chairman as a correct record.

19. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors C Whitbread and B Rolfe declared a personal interest in the following item of the agenda. The Councillors had determined that their interest was prejudicial and that they would leave the meeting for the consideration of the application and voting thereon:

- EPF/0610/07 – Coopersale Hall School, Flux's Lane, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Ms J Hedges declared a personal interest in the following items of the agenda by virtue of being a member of Epping Town Council. The Councillor had determined that her interest was not prejudicial and that she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/1008/07 – Rosebarn Cottages, 3 Fiddlers Hamlet, Epping.
- EPF/0610/07 – Coopersale Hall School, Flux's Lane, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor G Pritchard declared a personal interest in the following item of the agenda, by virtue of owning a property which backed onto the site in question. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1141/07 – 13 Great Stony Park, High Street, Ongar

20. ANY OTHER BUSINESS

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

21. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 5 be determined as set out in the schedule attached to these minutes.

22. 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

Minute Item 21

Report Item No: 1

APPLICATION No:	EPF/1008/07
SITE ADDRESS:	Rosebarn Cottage 3 Fiddlers Hamlet Epping Essex CM16 7PG
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Proposed carport.
DECISION:	Granted Permission (With Conditions)

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.

Report Item No: 2

APPLICATION No:	EPF/0610/07
SITE ADDRESS:	Coopersale Hall School Flux's Lane Epping Essex
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Extension of existing classrooms wing.
DECISION:	Deferred

The Committee deferred this application in order to obtain additional information in respect of:

1. The details of the Travel Plan
2. How Highways Officers have reached their conclusion of No Objections
3. Clarification of the ownership of the single track road to the school
4. The numbers of additional pupils that would arise as a result of the extensions

Report Item No: 3

APPLICATION No:	EPF/0889/07
SITE ADDRESS:	Stable and land to rear of 5 Gould Cottages Market Place Lambourne Romford Essex RM4 1UA
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Conversion of existing stables/yard into three apartments with refuse and re-cycling area/secure cycle lock up and three designated parking bays and small amenity space. (Revised application)
DECISION:	Refused

REASON FOR REFUSAL

- 1 The proposal would intensify the use of an access on to a classified road where the driver-to-driver sight lines are substandard. the lack of visibility would result in an unacceptable degree of hazard to all road users, to the detriment of highway safety contrary to Policy ST4 of the Adopted Local Plan and Alterations and Policy T8 of the Essex and Southend-on-Sea Replacement Structure Plan.

Report Item No: 4

APPLICATION No:	EPF/1141/07
SITE ADDRESS:	13 Great Stony Park High Street Ongar Essex CM5 0TH
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Retention of rooflights.
DECISION:	Granted Permission (no conditions)

Report Item No: 5

APPLICATION No:	EPF/1317/07
SITE ADDRESS:	25 Woburn Avenue Theydon Bois Epping Essex CM16 7JR
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Replacement single storey and proposed first floor rear extension.
DECISION:	Granted Permission (With Conditions)

The Committee's attention was drawn to a letter of objection from Theydon Bois Parish Council.

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 Details of the types of external materials including glazing shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 The floor of the first floor rear extension shall be constructed out of glass or an equivalent transparent or translucent material as shown on drawing no. JT/07/02A, and shall be permanently retained as such thereafter.

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