

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 16 January 2008

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.40 pm

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

Other Councillors:

Apologies: D Jacobs, B Rolfe, D Stallan and J M Whitehouse

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

62. 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.

63. 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.

64. MINUTES

RESOLVED:

That the minutes of the meeting held on 12 December 2007 be taken as read and signed by the Chairman as a correct record.

65. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Frankel declared a personal and prejudicial interest in the following item of the agenda by virtue of knowing the applicant. Councillor R Frankel said he would be leaving the meeting after exercising his right to address the Sub-Committee under paragraph 12 (a) (i) of the Code of Conduct on the same basis as a member of the public and before any further debate and voting took place:

- EPF/2401/07 - 19 Heath Drive, Theydon Bois, Epping

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Hedges declared a personal interest in the following item 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/2403/07 - 9 Ravensmere, Epping

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Whitehouse declared a personal interest in the following item of the agenda, by virtue of being a member of Theydon Bois Rural Preservation Society. The Councillor had determined that her interest was not prejudicial, however, Councillor Mrs J Whitehouse made a further declaration of interest during the meeting in respect of this item. She declared a prejudicial interest by virtue of knowing the applicant. The Councillor had determined that she would leave the chamber for the consideration of the application and voting thereon:

- EPF/2401/07 - 19 Heath Drive, Theydon Bois, Epping

66. ANY OTHER BUSINESS

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

67. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 - 3 be determined as set out in the schedule attached to these minutes.

68. 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

Report Item No: 1

APPLICATION No:	EPF/2403/07
SITE ADDRESS:	9 Ravensmere Epping Essex CM16 4PS
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Ground and first floor extensions new hipped roof with front and rear dormers and replacement front porch. (Revised application)
DECISION:	Refused

REASONS FOR REFUSAL

- 1 The proposed extensions would, by reason of their size, bulk and design, represent incongruous additions that unacceptably harm the visual amenities of the occupiers of the neighbouring properties and the character and appearance of the individual property, street scene and area in general, contrary to Policies CP2, DBE9 and DBE10 of the Adopted Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/2227/07
SITE ADDRESS:	5 Moreton Bridge Moreton Ongar Essex CM5 0LL
PARISH:	Moreton, Bobbingworth and the Lavers
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	New driveway and erection of gate.
DECISION:	Granted Permission (With Conditions)

The Committee were persuaded to grant permission as they considered that the proposal would represent an improvement to highway safety over and above current levels.

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 Prior to the commencement of the development, details of the driveway that shall provide a turning area to enable vehicles to enter and leave the site in a forward gear shall be submitted for approval in writing by the Local Planning Authority.

Report Item No: 3

APPLICATION No:	EPF/2401/07
SITE ADDRESS:	19 Heath Drive Theydon Bois Epping Essex CM16 7HL
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Second floor extension.
DECISION:	Referred to District Development Control Committee with Recommendation to Grant Permission (With Conditions)

The Committee referred this application to District Development Control Committee with a recommendation to Grant Permission.