

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 21 November 2007

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.15 pm

Members Present: P McMillan (Chairman), J Wyatt (Vice-Chairman), Mrs P Brooks, Mrs A Cooper, Mrs R Gadsby, Mrs J Lea, Mrs P Smith and Ms S Stavrou

Other Councillors: None.

Apologies: R Bassett, Mrs M Sartin, A Watts and Mrs E Webster

Officers Present: S Solon (Principal Planning Officer), G J Woodhall (Democratic Services Officer) and Z Folley (Democratic Services Assistant)

48. 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.

49. 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.

50. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 24 October 2007 be taken as read and signed by the Chairman as a correct record.

51. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks declared a personal interest in the following item of the agenda, by virtue of being the ward member. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1215/07 – Love Apple Farm, 156 Crooked Mile, Waltham Abbey.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Lea declared a personal interest in the following item of the agenda, by virtue of being the ward member and living on the same street as the application. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1215/076 – Love Apple Farm, 156 Crooked Mile, Waltham Abbey.

52. ANY OTHER BUSINESS

The Democratic Services Officer reported that, at the request of the Assistant Head (Development Control), an extra meeting of the Sub-Committee had been scheduled for 14 May 2008. A reminder would be placed in the Members' Bulletin nearer the time.

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

53. DEVELOPMENT CONTROL

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

RESOLVED:

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

54. PROBITY IN PLANNING - APPEAL DECISIONS, APRIL TO SEPTEMBER 2007

The Principal Planning Officer presented a report regarding the planning appeal decisions for the period April to September 2007. The Sub-Committee were informed that during the six-month period in question, the Council received 54 decisions on appeal, of which 47 were planning appeals and 7 were enforcement appeals. Of these appeals, 11 of the planning appeals were upheld (23%) and none of the enforcement appeals, to give a combined total of 20.3% of the Council's decisions overturned. For the Best Value Performance Indicator this was adjusted to 20.5%, but was still within target and placed the Council in the top quartile of Councils.

The Principal Planning Officer reported that of the 11 appeals upheld, 7 were for a decision to refuse taken by officers under delegated authority and 1 where the officer recommendation to refuse had been agreed by a particular Sub-Committee. Thus, only 3 appeals were upheld where a particular Sub-Committee had taken a decision contrary to the officer's recommendation, which was a much lower figure than had previously been achieved. No awards of costs against the Council had been made during this period. The Principal Planning Officer concluded that the Council's performance for the period had been highly satisfactory.

The Chairman, on behalf of the Sub-Committee, offered his congratulations to Planning Officers for their efforts in respect of the appeals decisions.

RESOLVED:

That, as part of the probity in planning, the appeal decisions for the period April to September 2007 be noted.

55. DELEGATED DECISIONS

The Sub-Committee noted that details of the planning applications determined by the Head of Planning and 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

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Report Item No: 1

APPLICATION No:	EPF/1215/07
SITE ADDRESS:	Love Apple Farm 156 Crooked Mile Waltham Abbey Essex EN9 2ES
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	Erection of a replacement dwelling
DECISION:	Grant Permission (with conditions)

The Committee decided to grant planning permission because it considered the proposed replacement house was not materially larger than that which would be replaced and therefore it was appropriate development in the Metropolitan Green Belt.

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. A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of the development. The assessment shall demonstrate compliance with the principles of Sustainable Drainage Systems (SuDS). The approved measures shall be carried out prior to the first occupation of the building hereby approved and shall be adequately maintained in accordance with a management plan to be submitted concurrently with the assessment..
3. Within 3 months of the completion or occupation of the replacement dwelling hereby approved, whichever occurs first, the dwelling to be demolished, as indicated on drawing no. 1442/02, shall be completely demolished and all material arising from its demolition shall be removed from the site together with material comprising that dwellings foundations.
4. The development hereby approved shall not be commenced until details of a scheme to safeguard the structural integrity of the building attached to the north flank of the existing house have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the finished appearance of the south facing flank wall of the building and a timetable for implementation. The approved scheme shall be implemented unless otherwise agreed in writing by the Local Planning Authority.

- 5 Details of the types and colours of the external finishes 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.
- 6 Prior to the commencement of development details of boundary walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of the dwelling hereby approved and maintained in the agreed positions.
- 7 The development, including site clearance, must not commence until a scheme of landscaping and a statement of the methods of its implementation have been submitted to the Local Planning Authority and approved in writing. The approved scheme shall be implemented within the first planting season following the completion of the development hereby approved.

The scheme must include details of the proposed planting including a plan, details of species, stock sizes and numbers/densities where appropriate, and include a timetable for its implementation. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand, and in writing.

The statement must include details of all the means by which successful establishment of the scheme will be ensured, including preparation of the planting area, planting methods, watering, weeding, mulching, use of stakes and ties, plant protection and aftercare. It must also include details of the supervision of the planting and liaison with the Local Planning Authority.

The landscaping must be carried out in accordance with the agreed scheme and statement, unless the Local Planning Authority has given its prior written consent to any variation.

- 8 Prior to occupation of the development hereby permitted a parking area together with a turning space of a design to be agreed in writing by the Local Planning Authority enabling a motor car to enter and leave the highway in a forward gear shall be constructed, surfaced and made available for use and shall be retained for that sole purpose.
- 9 Where the surface finish of the private access track indicated on drawing no. 1442/02 is intended to remain in unbound materials, the first 6m as measured from the highway boundary, should be treated with an approved bound material to prevent any loose material from entering the highway.
- 10 No gates other than those previously approved in writing by the Local Planning Authority shall be provided at the vehicular access to the site indicated on drawing no. 1442/02. Such gates shall only open inwards and shall be set back a minimum of 4.8 metres from the nearside edge of the carriageway.

Report Item No: 2

APPLICATION No:	EPF/1996/07
SITE ADDRESS:	80 High Street Roydon Essex CM19 5EE
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Erection of a garden shed and tool store.
DECISION:	Grant Permission

NO CONDITIONS

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