

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: District Development Control **Date:** 7 October 2008
Committee

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 7.57 pm
High Street, Epping

Members Present: B Sandler (Chairman), M Colling (Vice-Chairman), K Chana, R Frankel, A Green, Mrs A Haigh, J Hart, J Markham, R Morgan, P Turpin, J Wyatt and Mrs L Wagland

Other Councillors:

Apologies: Mrs A Cooper and Mrs R Gadsby

Officers Present: S G Hill (Senior Democratic Services Officer), N Richardson (Principal Planning Officer) and P Tredgett (Information Assistant)

19. 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.

20. MINUTES

Resolved:

That the minutes of the meeting of the Committee held on 5 August 2008 be taken as read and signed by the Chairman as a correct record.

21. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)

The committee noted that no substitutes had been appointed for the meeting.

22. DECLARATIONS OF INTEREST

Pursuant to the Councils Code of Member Conduct, All members of the Committee declared a personal interest in agenda items 8 (Thatched House, Epping) and 10 (Scatterbushes Cottage, Fernhall Lane, Waltham Abbey) by virtue of the applicants being District Councillors. All members of the Committee stayed in the meeting and took part in the debate on those items.

23. ANY OTHER BUSINESS

It was noted that there was no further business, other than that on the agenda, for consideration at the meeting.

24. PLANNING APPLICATION EPF/1340/08 – THE THATCHED HOUSE HOTEL, 236 HIGH STREET EPPING, ESSEX, CM16 4AP – ERECTION OF NEW RECEPTION AREA, RENEWAL OF PLANNING CONSENT EPF/1892/05

The Committee considered a planning application seeking the renewal of planning consent EPF/1892/05 for the erection of a detached single storey reception area for the Thatched House Hotel previously granted permission in 2005. No changes had been made to proposal in the renewal application. No objections had been made to the proposal by ECC Heritage Officers.

The Committee heard from an objector to the application.

The Committee, having decided that no material changes had been made to the application, granted the application subject to listed conditions.

Resolved:

That planning application EPF/1340/08 be granted subject to the following conditions:

(1) The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

(2) The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

Reason:- To comply with the duties indicated in Section 197 of the Town & Country Planning Act 1990 so as to ensure that the amenity value of the existing tree is potentially maintained by the provision of an adequate replacement tree.

(3) 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.

Reason:- To ensure a satisfactory appearance in the interests of visual amenity.

(4) The fascia sign shall be painted timber and have a moulded frame; the lettering shall be painted by a signwriter, subject to the approval of the design.

Reason: In order to protect the character of the Listed Building.

(5) Additional drawings that show details of proposed new windows, doors, eaves, verges and cills by section and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the LPA in writing prior to the commencement of any works.

Reason: In order to protect the character of the Listed Building.

25. PLANNING APPLICATION EPF/1319/0/8 – THEYDON CROFT, THEYDON ROAD, THEYDON BOIS – DEMOLITION OF EXISTING SINGLE STOREY EXTENSION AND ERECTION OF PART TWO AND PART SINGLE STOREY SIDE AND REAR EXTENSION WITH PART ATTIC (REVISED APPLICATION).

The committee considered an application referred by the Area Plans Sub Committee East with a recommendation for approval contrary to officer recommendation to refuse the application on Metropolitan Greenbelt Policy grounds.

The subcommittee had put forward the argument that given the scale of nearby development including some significant extensions in the vicinity, the proposal was not disproportionate, improved the symmetry of the building and therefore should be granted.

The Committee heard from the applicant in support of his application. A further representation from a neighbour in support of the application was noted.

The Committee concurred with the views of the subcommittee and agreed that the application should be granted in these individual circumstances. They asked that it be granted subject to conditions suggested by officer but also to include conditions covering the retention of the tree screening on the site and restrictions on working hours.

Resolved:

That planning application EPF/1319/08 be granted subject to the following conditions:

(1) The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason:- To comply with requirements of Section 91 of the Town & Country Planning Act 1990 as amended.

(2) Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Reason:- To safeguard the visual amenities of the locality.

(3) All construction/ demolition works and ancillary operations (which include deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place

between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason:- In the interests of the amenities of noise sensitive properties.

(4) Prior to first occupation of the building hereby approved the proposed window openings at first and second floor in the north facing side wall shall be fitted with obscured glass and have fixed frames to a height of 1.7m above the floor of the rooms in which the windows are to be installed, and shall be permanently retained in that condition.

Reason:- To prevent the overlooking of neighbouring properties.

(5) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a plan indicating the existing hedge or hedges which are to be retained, the minimum heights at which they will be maintained and appropriate trees within the hedge or hedges which shall be retained and allowed to grow on. The hedges shall thereafter be maintained in accordance with the approved details.

Reason:- To ensure the maintenance of screening to the site and to protect the character of the area.

26. PLANNING APPLICATION EPF/1433/08 – SCATTERBUSHES COTTAGE, FERNHALL LANE, WALTHAM ABBEY, ESSEX, EN9 3TJ – ERECTION OF A DETACHED GARAGE/GARDEN STORE

The Committee considered an application submitted by Councillor Webster for the erection of a garage/garden store containing two parking bays and storage space for garden equipment. The Committee noted that the building would be located within the front garden of the site, in the site of the original dwelling. The Committee granted the application.

Resolved:

That the planning application EPF/1433/08 be granted subject to the following conditions:

(1) The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

(2) 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.

Reason:- To ensure a satisfactory appearance in the interests of visual amenity.

(3) Within 1 month of first occupation of the building hereby approved, the existing garage shall be demolished and all resulting materials removed from the site.

Reason: To ensure a satisfactory appearance of the development and prevent an additional outbuilding being created in the Green Belt.

CHAIRMAN