

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 7 January 2009

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.15 pm

Members Present: A Green (Chairman), G Pritchard (Vice-Chairman), M Colling, Mrs D Collins, R Frankel, Mrs A Grigg, Ms J Hedges, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: A Boyce, P Gode and D Jacobs

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

83. 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.

84. 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.

85. MINUTES

RESOLVED:

That the minutes of the last meeting held on 3 December 2008 be taken as read and signed by the Chairman as a correct record subject to the following amendments:

(a) Minute 79 (e) (Declarations of Interest) – deletion of reference to planning application EPF/1997/08 (Old Rectory Farm, Church Lane, Stapleford Abbots) in relation to the declarations by Councillors Mrs A Grigg and D Stallan;

(b) Minute 79 (d) (Declarations of Interest) – deletion of reference to a prejudicial interest of Councillor Mrs D Collins in relation to planning

application EPF/1997/08 (Old Rectory Farm, Church Lane, Stapleford Abbots) and substitution of a “personal interest” for that item.

86. DECLARATIONS OF INTEREST

(a) Pursuant to the Council’s Code of Member Conduct, Councillor R Morgan declared a personal interest in the following item of the agenda by virtue of having worked with the objector to the application when he had been Chairman of the Council, and had also attended social functions with the objector’s family. 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/0860/08 Wintry Park Service Station, 37 Thornwood Road, Epping

(b) Pursuant to the Council’s Code of Member Conduct, Councillors A Green, G Pritchard, M Colling, Mrs D Collins, R Frankel, Mrs A Grigg, Ms J Hedges Mrs M McEwen, J Philip, B Rolfe, D Stallan, C Whitbread, Mrs J Whitehouse and J Whitehouse declared a personal interest in the following item of the agenda by virtue of knowing the objector to the application, who was an employee of the District Council. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0860/08 Wintry Park Service Station, 37 Thornwood Road, Epping

(c) 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 remain in the meeting for the consideration of the application and voting thereon:

- EPF/0860/08 Wintry Park Service Station, 37 Thornwood Road, Epping

(d) Pursuant to the Council’s Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following item of the agenda, by virtue of having attended a site meeting regarding the application, where she met the applicant’s wife, some of the neighbours involved, she asked questions and listened to the responses. The Councillor had determined that her interest was not prejudicial and she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2199/08 Hill Top Farm, Toot Hill Road, Greensted, Ongar

(e) Pursuant to the Council’s Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following item of the agenda, by virtue of having attended a site visit regarding 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/1584/08 27 Piercing Hill, Theydon Bois, Epping

(f) Pursuant to the Council’s Code of Member Conduct, Councillor Mrs D Collins declared a personal and prejudicial interest in the following item of the agenda. The Councillor had determined to leave the meeting for the consideration of the application and voting thereon:

- EPF/2199/08 Hill Top Farm, Toot Hill Road, Greensted, Ongar

(g) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M McEwen declared a personal interest in the following item of the agenda, by virtue of living in the road where the planning application was situated. The Councillor had determined that her interest was not prejudicial and that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2191/08 Rockhills Farm, Willingale Road, Willingale

(h) 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 and that she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2137/08 6 Orchard Drive, Theydon Bois, Epping

(i) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a personal interest in the following items of the agenda, by virtue of being a member of Theydon Bois Parish Council. The Councillor had determined that his interest was not prejudicial and that he would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1584/08 27 Piercing Hill, Theydon Bois, Epping
- EPF/2137/08 6 Orchard Drive, Theydon Bois, Epping

87. ANY OTHER BUSINESS

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

88. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 7 be determined as set out in the schedule attached to these minutes.

89. 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

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Report Item No: 1

APPLICATION No:	EPF/0860/08
SITE ADDRESS:	Wintry Park Service Station 37 Thornwood Road Epping Essex CM16 6SY
PARISH:	Epping
WARD:	Epping Lindsey and Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Construction of 13 no. two bedroom flats and 1 no. three bedroom flats
DECISION:	Refused Permission

REASONS FOR REFUSAL

- 1 By reason of its height, bulk and siting the proposed blocks of flats would have an overbearing impact on the amenities enjoyed by the occupants of neighbouring dwellings. As such the proposed development is contrary to policies DBE2 and DBE9 of the Epping Forest District Local Plan and Alterations.
- 2 By reason of its height, bulk and location on the edge of the built up area of Epping the proposed development would appear excessively prominent in the landscape and result in an abrupt and jarring boundary with the adjacent countryside that is within the Metropolitan Green Belt and includes Epping Forest. It would therefore be harmful to the character and appearance of the locality, the landscape setting of the site and the rural character and visual amenities of the Green Belt. Accordingly, the proposal is contrary to policies CP2, GB7A, DBE1 and LL3 of the Epping Forest District Local Plan and Alterations.
- 3 The proposed development fails to make adequate provision for visitor car parking and therefore is likely to cause indiscriminate on-street vehicle parking in the locality to the detriment of its character, the amenities enjoyed by the occupants of neighbouring dwellings and to the safe and free flow of traffic on the adjoining highways. The proposal therefore is contrary to policies CP2, DBE9 and ST4 of the Epping Forest District Local Plan and Alterations.
- 4 Having regard to the harmful impact of the proposal on amenities enjoyed by the occupants of neighbouring dwellings and the harm to the character and appearance of the locality detailed in reasons 1, 2 and 3, the proposal amounts to an excessively dense development contrary to policy H3A of the Epping Forest District Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/2191/08
SITE ADDRESS:	Rockhills Farm Willingale Road Willingale Ongar Essex
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Siting of portacabin for temporary (3 year) period to provide secure storage facility in connection with existing horticultural operation.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 This consent shall inure for a limited period expiring three years from the date of this Notice, at which time the portacabin shall be removed and the site reinstated.
- 2 No external lighting shall be affixed to the portacabin hereby allowed
- 3 The portacabin shall only be used for the purposes of storage in connection with the use of the land for horticulture and shall not be used for residential purposes or for overnight sleeping accommodation

Report Item No: 3

APPLICATION No:	EPF/2086/08
SITE ADDRESS:	Brick Works Building Downhall Road Matching Green Harlow Essex
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Change of use of a former gas works building to short term holiday lets accommodation.
DECISION:	Refused Permission

REASON FOR REFUSAL

- 1 The works necessary to renovate the building would amount to major reconstruction while its proposed use as short term holiday let accommodation together with the construction of an access road and parking area would have a materially greater impact than the present use on the Green Belt and the purpose of including land in it. Accordingly the proposed development is inappropriate in the Green Belt and by definition harmful to it. Such development can only be permitted where very special circumstances sufficient to override the harm caused exist, however no such very special circumstances have been demonstrated in this case. As such the proposed development is contrary to policies GB2A and GB8A of the Epping Forest District Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/2199/08
SITE ADDRESS:	Hill Top Farm Toot Hill Road Greensted Ongar Essex CM5 9LJ
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Amendments to EPF/0660/07 regarding location and configuration of ancillary structures and proposed external lights. (Resubmitted application)
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 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.
- 3 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 2, Class A - E shall be undertaken without the prior written permission of the Local Planning Authority.
- 5 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.

- 6 Within 1 month of the grant of permission 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 hard and soft landscaping and surface materials 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.

- 7 No further external lighting shall be installed on the residence, stables or garage without the prior written approval of the Local Planning Authority.
- 8 The remaining 3 bays of the converted barns and all hardstanding areas shown on the plans as being removed, shall be demolished and removed from the site within 12 months of the grant of this permission.

Report Item No: 5

APPLICATION No:	EPF/2000/08
SITE ADDRESS:	The Burrows Lake London Road Stapleford Tawney Romford Essex
PARISH:	Stapleford Tawney
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Erection of 2m high fencing
DECISION:	Granted Permission (with conditions)

CONDITIONS

- 1 Within 3 months of the date of this decision a landscaping scheme for the fence hereby approved, shall be submitted in writing, to the Local Planning Authority for its approval.
- 2 The landscaping scheme approved pursuant to Condition 1 shall be implemented in full before the end of the first full planting season, following the approval of the scheme.
- 3 Within 1 month of the date of this decision all barbed wire fixed to the fence together with all supports for fixing the barbed wire to the fence shall be removed. Thereafter, no barbed wire shall be fixed to any part of the fence.

Report Item No: 6

APPLICATION No:	EPF/1584/08
SITE ADDRESS:	27 Piercing Hill Theydon Bois Epping Essex CM16 7JW
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Retention of garden outbuildings, garden shed, swimming pool and tennis courts, terracing of garden, fencing and front wall and gates.
DECISION:	Granted Permission (with conditions)

CONDITIONS

- 1 Within 1 month of the date of this decision gutters will be fixed to the north elevations of the out buildings erected adjacent to the northern site boundary.

Report Item No: 7

APPLICATION No:	EPF/2137/08
SITE ADDRESS:	6 Orchard Drive Theydon Bois Epping Essex CM16 7DJ
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Loft conversion with side and rear dormers.
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.
- 3 Prior to first occupation of the building hereby approved the proposed window opening in the South side gable end at first floor shall be fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed, and shall be permanently retained in that condition.