

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 4 June 2008

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.07 pm

Members Present: J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), J Collier, Mrs A Cooper, J Demetriou, W Pryor, Mrs M Sartin, Mrs P Smith, Ms S Stavrou and Mrs E Webster

Other Councillors:

Apologies: R Bassett, Mrs R Gadsby, Mrs J Lea and A Watts

Officers Present: S Solon (Principal Planning Officer), A Hendry (Democratic Services Officer) and M Jenkins (Democratic Services Assistant)

1. 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.

2. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

3. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Ms S Stavrou, Mrs P Brooks, W Pryor and J Collier declared personal interests in agenda item 7 (4) (EPF/0687/08 Sweet News, 3 Market Square, Waltham Abbey) by virtue of being a members of the Waltham Abbey Town Council Planning Committee. The Councillors declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the item.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Cooper declared a personal interest in agenda items 7 (1) (EPF/0562/08 102 Western road, Nazeing) and 7 (2) (EPF/0563/08 104 Western Road, Nazeing) by virtue of being a member of the Parish Council. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

4. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 14 May 2008 be taken as read and signed by the Chairman as a correct record.

5. ANY OTHER BUSINESS

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

6. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 4 be determined as set out in the annex to these minutes.

7. PROBITY IN PLANNING – APPEAL DECISIONS, OCTOBER 2007 TO MARCH 2008.

In compliance with the recommendations of the District Auditor, the Sub-Committee received a report advising of the outcome of all successful appeals, particularly those refused contrary to officer recommendation. The purpose was to advise of the consequence of these decisions and inform of cases where costs could be awarded against the Council.

The Best Value Performance Indicator was for district councils to aim to have less than 40% of their decisions overturned on appeal. The latest figure for the national average for District Councils is 30.9%. That BVPI was scrapped but recently replaced by one which records planning appeals only (not advertisement, listed buildings, enforcements, telecommunications or tree related appeals) and where the Council sets its own target – set this year to align with top quartile performance at 25%. In fact in recent years the Council has been more successful than the national average with only 18% in 2003/04, 29% in 2004/05, 22% in 2005/06 and 30% in 2006/07.

For the year 2007/08 as a whole: a total of 132 decisions were received – 120 planning appeals and 12 enforcement appeals. Of the 120 planning appeals 36 were allowed but none of the enforcement appeals – a total of 27.3% of the Council's decisions being overturned.

For the Best Value Performance Indicator, which only considers appeals against the refusal of planning permission (so does not include advertisement, listed building, enforcement, telecommunications or tree-related appeals, nor appeals against conditions); the performance figure is 29%.

The Sub-committee noted that there was now a need not just to refuse an application on grounds of Overdevelopment, but that they would have to specify their objections. They also noted that Plans West had the best results of all the Sub-committees.

RESOLVED:

That the Planning appeals decisions for October 2007 to March 2008 be noted.

8. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Head of Planning 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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Minute Item 6

Report Item No: 1

APPLICATION No:	EPF/0562/08
SITE ADDRESS:	102 Western Road Nazeing Essex EN9 2QQ
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Two storey rear extension and single storey front extension.
DECISION:	Grant 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 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 4 The development hereby permitted shall not be constructed in isolation, and shall only be implemented contemporaneously with the development permitted under application EPF/0563/08 at the attached dwelling at 104 Western Road, Nazeing, Essex.
- 5 Notwithstanding the details shown on the approved plan numbered WSTN/01, there is to be no raised patio area to the rear of the property at all unless otherwise agreed in writing by the Local Planning Authority. Prior to commencement of works on the extension, full details of steps from the patio doors to ground level at the rear of the property are to be submitted to and approved in writing by the Local Planning Authority. The development is to be built in accordance with the approved details and retained as such thereafter.

Report Item No: 2

APPLICATION No:	EPF/0563/08
SITE ADDRESS:	104 Western Road Nazeing Essex EN9 2QQ
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Single storey front and double storey rear extension.
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 2 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 3 The development hereby permitted shall not be constructed in isolation, and shall only be implemented contemporaneously with the development permitted under application EPF/0562/08 at the attached dwelling at 102 Western Road, Nazeing, Essex.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 5 No patio above ground level shall be constructed to the rear of the rear extension hereby approved unless agreed in writing by the Local Planning Authority. Prior to the commencement of works on the rear extension, full details of steps from it to ground level rear of the extension shall be submitted. to and approved in writing by the Local Planning Authority. The development shall be built in accordance with the approved details and retained as such thereafter.

Report Item No: 3

APPLICATION No:	EPF/0372/08
SITE ADDRESS:	Tomary Hamlet Hill Roydon Harlow Essex CM19 5JY
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Six additional gypsy pitches for family members.
DECISION:	Grant 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 No more than 12 caravans shall be on the site at any one time and they shall not be occupied other than by the following people:
Mr Thomas Jones and wife,
Mr Thomas Jones' daughter Mary/partner and children
Mr Thomas Jones' daughter Lavinia/partner and children
Mr Thomas Jones' daughter Rebecca/partner and children
Mr Thomas Jones' daughter Carol/partner and children
Mr Thomas Jones' brother John/wife and children
Thomas Jones (D.O.B. 22.01.1988) his partner and children
Vanslow Brown/partner and children
Mary Beaney/partner and children
Thomas Beaney/partner and children
Amy Jones/partner and children
Sam Smith/partner and children
- 3 With the exception of the unit marked (d) on the approved plan, the remaining caravans shall be no more than 7.3m long and 2.1m wide as shown on the approved plan.
- 4 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 plan shall also show where the hedgerows are to be reinforced with further planting, details of which indicated in a timetable of implementation. The hedges shall thereafter be maintained in accordance with the approved details.
- 5 Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be

implemented in accordance with such agreed details.

- 6 Prior to the stationing of any additional mobile homes on the site a scheme for the adequate storage of refuse from the site shall be submitted to and agreed in writing by the Local Planning Authority and the scheme shall be implemented and thereafter retained in accordance with the approved details.
- 7 The site, other than the service yard shown on the Proposed Plan on drawing number T.J.1, shall be used solely for residential purposes and no commercial, industrial or retail activity shall take place on the site, including the storage of goods, materials or other items ancillary to the residential use. No vehicle over 3.5 tonnes shall be stationed, parked or stored on the land outside of the service yard.

Report Item No: 4

APPLICATION No:	EPF/0687/08
SITE ADDRESS:	Sweet News 3 Market Square Waltham Abbey Essex EN9 1DL
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Change of use from A1 retail to A5 hot food take away and insertion of extraction flue. (Revised application)
DECISION:	Deferred

This item was deferred to seek the formal comments of the Highway Authority and to establish what rights of way exist for vehicular traffic over Church Street and Market Square.

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