

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 25 February 2009

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 7.50 pm

Members Present: J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), W Pryor, Mrs M Sartin, Mrs P Smith, A Watts and Mrs E Webster

Other Councillors: None

Apologies: R Bassett, J Collier, Mrs A Cooper, Mrs R Gadsby, Mrs J Lea and Ms S Stavrou

Officers Present: J Shingler (Senior Planning Officer), G J Woodhall (Democratic Services Officer) and R Perrin (Democratic Services Assistant)

23. 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.

24. 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.

25. MINUTES

RESOLVED:

That the minutes of the meeting held on 4 February 2009 be taken as read and signed by the Chairman as a correct record.

26. DECLARATIONS OF INTEREST

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

27. ANY OTHER BUSINESS

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

28. 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 annex to these minutes.

29. 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

Report Item No: 1

APPLICATION No:	EPF/2414/08
SITE ADDRESS:	Land fronting Brambles Epping Road Nazeing Essex EN9 2DH
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Erection of two detached dwellings with associated garaging.
DECISION:	Refuse Permission

REASON FOR REFUSAL

1. The site is located within the Metropolitan Green Belt and the proposal does not constitute appropriate development in the Green Belt. Therefore the proposal is at odds with the objectives of the Metropolitan Green Belt. Furthermore, the special circumstances submitted with the application are not considered sufficient to outweigh the harm to the Metropolitan Green Belt. As such the proposed development fails to comply with PPG2 and policy GB2A of the adopted Local Plan and Alterations.
2. The proposed development is not situated in a location that is readily accessible by existing and committed sustainable means of transport, nor is it well served by local facilities. As such the proposal would be contrary to the provisions of policies CP1, CP3, CP7 and ST1 of the adopted Local Plan and Alterations.
3. The proposed development, due to the scale and design of the dwellings and garage buildings, would detrimentally impact on the character and appearance of the conservation area and the locality, contrary to policies CP2, DBE4, HC6 and HC7 of the adopted Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/0067/09
SITE ADDRESS:	Orchard Cottage Epping Road Roydon Harlow Essex CM19 5DA
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Conversion of garage to ancillary accommodation and new single storey link to join house to ancillary building.
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/conversion shall match those of the existing building or as indicated on the submitted application forms and plans.
3. The proposed ancillary accommodation shall only be used in connection with the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as Orchard Cottage, Epping Road, Roydon.