

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee West   **Date:** 20 May 2009

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 8.20 pm

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

**Other Councillors:** -

**Apologies:** Mrs A Cooper, Mrs R Gadsby, Mrs J Lea, Mrs P Smith and Ms S Stavrou

**Officers Present:** J Shingler (Principal Planning Officer), R Rose (Senior Lawyer), M Jenkins (Democratic Services Assistant) and G J Woodhall (Democratic Services Officer)

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### **51. 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.

### **52. 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.

### **53. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs P Brooks, J Collier, W Pryor and Mrs E Webster declared a personal interest in the following item of the agenda, by virtue of being a member of Waltham Abbey Town Council's Planning Committee. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0555/09 – 6 Forest Close, Waltham Abbey.

### **54. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 29 April 2009 be taken as read and signed by the Chairman as a correct record.

**55. ANY OTHER BUSINESS**

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

**56. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That Planning applications numbered 1 – 2 be determined as set out in the annex to these minutes.

**57. PROBITY IN PLANNING – APPEAL DECISIONS, OCTOBER 2008 TO MARCH 2009**

The Sub-Committee received a report from the Principal Planning Officer concerning the planning appeal decisions during the six-month period October 2008 to March 2009. Overall, the Council had received 75 decisions on appeal – 71 planning appeals and 4 enforcement appeals – of which 35 of the planning appeals were allowed (49%) but none of the enforcement appeals, giving a total of 47% of the Council's decisions being overturned in this period.

The Principal Planning Officer reported that the proportion of appeals that arose from a Sub-Committee's decision to refuse an application contrary to the Officer's recommendation was 24%. Of these 17 appeals, the Council was only successful in sustaining the Committee's decision in two cases. The Sub-Committee was content that only one of their decisions had been rejected in this manner and no awards of costs had been made against the Council during this period.

The Sub-Committee were informed that new appeal procedures had been introduced on 6 April 2009. Firstly, in respect of applications for extensions or alterations to single dwellings or works within the curtilage of a single dwelling, applicants would only have 12 weeks in which to appeal rather than the previous six months. Secondly, appellants could now make an application for costs for an appeal dealt with by written representations, instead of only at hearings and inquiries.

The Sub-Committee felt that there had been a change in emphasis from the Planning Inspectors in upholding more appeals, and that this could be under Government guidance to encourage additional housing. The new permitted development rights was also considered a possible factor. It was felt that it would be useful for Councillors to have access to the Government guidance issued to Planning Inspectors.

**RESOLVED:**

That the Planning Appeal Decisions for the period October 2008 to March 2009 be noted.

**58. 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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**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0513/09
<b>SITE ADDRESS:</b>	Home Farm Little Copped Hall Copped Hall Estate High Road Epping Essex CM16 5HS
<b>PARISH:</b>	Epping Upland
<b>WARD:</b>	Broadley Common, Epping Upland and Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Conversion and extension of former hay loft into a single, three bedroom dwelling. (Revised application)
<b>DECISION:</b>	Grant Permission (subject to 106 agreement)

**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. 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 1, Classes A, B, C, D and E shall be undertaken without the prior written permission of the Local Planning Authority.
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.
4. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

**And subject to the applicant entering into a legal agreement under Section 106 of the Town and Country Planning Act, within 12 months of this decision, to secure the removal of the half of the adjacent agricultural building closest to the site, and removal of all resultant materials from the land, prior to the first occupation of converted stable building for residential purposes.**

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0555/09
<b>SITE ADDRESS:</b>	6 Forest Close Waltham Abbey Essex EN9 3QR
<b>PARISH:</b>	Waltham Abbey
<b>WARD:</b>	Waltham Abbey High Beach
<b>DESCRIPTION OF PROPOSAL:</b>	Two storey and single storey side and rear extension. (Revised application)
<b>DECISION:</b>	Grant Permission (with conditions

The Committee was persuaded to grant permission due to very special circumstances.

**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.