

committee agenda



District Development Control Committee Tuesday, 2nd February, 2010

Place: Council Chamber, Civic Offices, High Street, Epping

Time: 7.30 pm

Democratic Services Officer: Simon Hill, The Office of the Chief Executive
Tel: 01992 564249 Email: shill@eppingforestdc.gov.uk

Members:

Councillors B Sandler (Chairman), M Colling (Vice-Chairman), K Chana, R Frankel, Mrs R Gadsby, A Green, Mrs A Haigh, J Hart, J Markham, G Mohindra, R Morgan, Mrs C Pond, P Turpin, J Wyatt and Mrs L Wagland

A BRIEFING WILL BE HELD FOR THE CHAIRMAN, VICE-CHAIRMAN AND GROUP SPOKESPERSONS OF THE-COMMITTEE, AT 6.30 P.M. IN COMMITTEE ROOM 1 PRIOR TO THE MEETING

1. WEBCASTING INTRODUCTION

1. This meeting is to be webcast. Members are reminded of the need to activate their microphones before speaking.

2. The Chief Executive will read the following announcement:

“This meeting will be webcast live to the Internet and will be archived for later viewing. Copies of recordings may be made available on request.

By entering the chamber’s lower seating area you consenting to becoming part of the webcast.

If you wish to avoid being filmed you should move to the public gallery or speak to the webcasting officer”

2. ADVICE TO PUBLIC AND SPEAKERS AT COUNCIL PLANNING COMMITTEES (Pages 5 - 6)

General advice to people attending the meeting is attached.

3. MINUTES (Pages 7 - 14)

To confirm the minutes of the last meeting of the Committee held on 1 December 2009 (attached).

4. APOLOGIES FOR ABSENCE

5. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)

(Assistant to the Chief Executive) To report the appointment of any substitute members for the meeting.

6. DECLARATIONS OF INTEREST

(Assistant to the Chief Executive) To declare interests in any item on this agenda.

7. ANY OTHER BUSINESS

Section 100B(4)(b) of the Local Government Act 1972, together with paragraphs 6 and 25 of the Council Procedure Rules contained in the Constitution requires that the permission of the Chairman be obtained, after prior notice to the Chief Executive, before urgent business not specified in the agenda (including a supplementary agenda of which the statutory period of notice has been given) may be transacted.

In accordance with Operational Standing Order 6 (non-executive bodies), any item raised by a non-member shall require the support of a member of the Committee concerned and the Chairman of that Committee. Two weeks' notice of non-urgent items is required.

8. ESSEX COUNTY COUNCIL - HIGHWAYS PRESENTATION

Members will receive a presentation from the Essex County Council (ECC) Development Management (Highways).

This will provide a highway overview and highlight some changes that are taking place which will centralise and bring their function together with the aim of improving their service to local planning authorities in Essex. Highway comments on many planning applications are provided by ECC highway engineers and Members have sometime been a little perplexed at some of the comments they make. As part of the presentation, the attending highway engineers of ECC Development Management will also try to put some explanation behind their reasons and the extent to which they provide a recommendation.

9. ESSEX COUNTY COUNCIL REVISED PARKING STANDARDS - ADOPTION AS SUPPLEMENTARY GUIDANCE (Pages 15 - 18)

(Director of Planning and Economic Development) To consider the attached report.

The Parking Standards document is available from the Essex County Council website on the following link:

http://www.essexcc.gov.uk/vip8/ecc/ECCWebsite/content/binaries/documents/Parking_Standards_2009.pdf?channelOid=null

10. PLANNING CONSULTATION EPF/2388/09 LAND ADJ TO BLAKES GOLF CLUB, NORTH WEALD, ESSEX - CHANGE OF USE OF AGRICULTURAL LAND, NEW GOLF COURSE, CONTOURING, RESERVOIRS AND ANCILLARY ENGINEERING WORKS (Pages 19 - 32)

(Head of Planning and Economic Development) To consider the attached report.

11. PARKING PROVISION AT MARKS & SPENCER SIMPLY FOOD STORE, 161 HIGH ROAD, LOUGHTON (Pages 33 - 36)

(Head of Planning and Economic Development) To consider the attached report.

12. PLANNING APPLICATION EPF/2254/09 - GREENLEAVES MOBILE HOME PARK, HOE LANE, NAZEING, ESSEX - CHANGE OF USE TO INCLUDE THE STATIONING OF CARAVANS FOR 5 NO. FAMILY GYPSY PITCHES WITH UTILITY/DAY ROOM BUILDINGS AND ANCILLARY HARD-STANDING (Pages 37 - 44)

(Head of Planning and Economic Development) To consider the attached report.

13. PLANNING APPLICATION EPF/1994/09 - PLOTS 3 TO 6 KINGS WOOD PARK, ST. MARGARET'S HOSPITAL, THE PLAIN, EPPING, ESSEX - ERECTION OF FOUR DETACHED HOUSES (RE-DESIGN OF THE APPROVED TYPE A HOUSE) (Pages 45 - 52)

(Head of Planning and Economic Development) To consider the attached report.

14. PLANNING APPLICATION EPF/1995/09 - PLOTS 57 TO 61, 64 AND 65 KINGS WOOD PARK, ST. MARGARET'S HOSPITAL, THE PLAIN, EPPING, ESSEX - ERECTION OF SEVEN DETACHED HOUSES (RE-DESIGN OF THE APPROVED TYPE A HOUSE) (Pages 53 - 60)

(Head of Planning and Economic Development) To consider the attached report.

15. PLANNING APPLICATION EPF/1622/09 - NAZEING GLASS WORKS LTD., NAZEING NEW ROAD, NAZEING, ESSEX - CHANGE OF USE OF PART OF MAIN FACTORY (B2) TO GYMNASIUM (D2). (Pages 61 - 70)

(Head of Planning and Economic Development) To consider the attached report.

16. EXCLUSION OF PUBLIC AND PRESS

Exclusion: To consider whether, under Section 100(A)(4) of the Local Government Act 1972, the public and press should be excluded from the meeting for the items of business set out below on grounds that they will involve the likely disclosure of exempt information as defined in the following paragraph(s) of Part 1 of Schedule 12A of the Act (as amended) or are confidential under Section 100(A)(2):

Agenda Item No	Subject	Exempt Information Paragraph Number
Nil	Nil	Nil

The Local Government (Access to Information) (Variation) Order 2006, which came into effect on 1 March 2006, requires the Council to consider whether maintaining the exemption listed above outweighs the potential public interest in disclosing the information. Any member who considers that this test should be applied to any currently exempted matter on this agenda should contact the proper officer at least 24 hours prior to the meeting.

Confidential Items Commencement: Paragraph 9 of the Council Procedure Rules contained in the Constitution require:

- (1) All business of the Council requiring to be transacted in the presence of the press and public to be completed by 10.00 p.m. at the latest.
- (2) At the time appointed under (1) above, the Chairman shall permit the completion of debate on any item still under consideration, and at his or her discretion, any other remaining business whereupon the Council shall proceed to exclude the public and press.
- (3) Any public business remaining to be dealt with shall be deferred until after the completion of the private part of the meeting, including items submitted for report rather than decision.

Background Papers: Paragraph 8 of the Access to Information Procedure Rules of the Constitution define background papers as being documents relating to the subject matter of the report which in the Proper Officer's opinion:

- (a) disclose any facts or matters on which the report or an important part of the report is based; and
- (b) have been relied on to a material extent in preparing the report and does not include published works or those which disclose exempt or confidential information (as defined in Rule 10) and in respect of executive reports, the advice of any political advisor.

Inspection of background papers may be arranged by contacting the officer responsible for the item.