

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: District Development Control **Date:** 6 April 2010
Committee

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.55 pm
High Street, Epping

Members Present: K Chana, R Frankel, J Knapman, Mrs A Grigg, A Lion, R Morgan, J Philip, Mrs C Pond, B Rolfe, P Turpin, J Wyatt and Mrs L Wagland

Other Councillors: A Clark, Mrs A Cooper, Mrs J Lea, S Murray, D Stallan and C Whitbread

Apologies: B Sandler, M Colling, Mrs R Gadsby, A Green, Mrs A Haigh, J Hart and G Mohindra

Officers Present: R Rose (Senior Lawyer), N Richardson (Assistant Director (Development Control)), S G Hill (Senior Democratic Services Officer) and D Clifton (Principal Housing Officer [IT])

56. ELECTION OF CHAIRMAN FOR THE MEETING

Resolved:

That in the absence of the Chairman, Councillor L Wagland be elected Chairman for the duration of the meeting.

57. APPOINTMENT OF VICE-CHAIRMAN FOR THE MEETING

Resolved:

That Councillor R Morgan be appointed as Vice-Chairman for the duration of the meeting.

58. WEBCASTING INTRODUCTION

The Chairman reminded everyone present that the meeting would be broadcast live to the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

59. MINUTES

Resolved;

That the minutes of the meeting held on 2 February 2010 be taken as read and signed by the Chairman as a correct record.

60. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)

The following substitutes were noted:

Councillor A Grigg for Councillor R Gadsby
Councillor J Knapman for Councillor G Mohindra
Councillor A Lion for Councillor A Green
Councillor J Phillip for Councillor M Colling
Councillor B Rolfe for Councillor J Hart

61. DECLARATIONS OF INTEREST

Pursuant to the Council's Code of Member Conduct, Councillors J Knapman, Wyatt, K Chana, B Rolfe, J Phillip and A Lion declared a personal interest in item 8 of the agenda (EPF/1753/09 The Elms Caravan Site, Lippitts Hill, Waltham Abbey IG10 4AL) by virtue of the applicants relationship to a district councillor. The Councillors had determined that their interest was not prejudicial and would stay in the meeting for the consideration of the application and voting thereon

Pursuant to the Council's Code of Member Conduct, Councillor P Turpin declared a personal interest in item 8 of the agenda (EPF/1753/09 The Elms Caravan Site, Lippitts Hill, Waltham Abbey IG10 4AL) by virtue of knowing some of the objectors and the site manager. The Councillor had determined that his interest was not prejudicial and would stay in the meeting for the consideration of the application and voting thereon.

Pursuant to the Council's Code of Member Conduct, Councillor R Frankel declared a personal interest in item 7 of the agenda (EPF/2366, 45 Rayfield Epping) by virtue of being a member of Area Planning Subcommittee East. The Councillor had determined that his interest was not prejudicial and would stay in the meeting for the consideration of the application and voting thereon.

62. PLANNING APPLICATION EPF/2366/09. 45 RAYFIELD, EPPING. SINGLE STOREY SIDE AND REAR EXTENSION AND LOFT CONVERSION WITH REAR DORMER WINDOW

The Committee considered an application referred from Area Planning Subcommittee East on 3 March 2010 for the erection of a single storey side extension and rear extensions and a loft conversion at 45 Rayfield, Epping.

The Committee noted a petition received in objection to the development and heard from an objector to the application.

The Committee noted that much of the application could be constructed under permitted development rights. Members agreed with the view of officers that the hipped roof form was more desirable than a flat roof which could be constructed under permitted development and as such should be granted permission. The Committee asked that the removal of further permitted development rights should be attached as a condition to the approval.

Resolved:

That Planning Application EPF/2366/09 at 45 Rayfield, Epping be granted subject to the following conditions:

- (1) The development hereby permitted must be begun not later than the expiration of 3 years beginning with the date of this notice.
- (2) Materials to be used for the external finishes of the proposed extensions shall match those of the existing building.

(3) 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.58837:2005). It must also specify any other means deemed to ensure that all 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 prior written consent to any variation.

(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 1, Class A shall be undertaken without the prior written permission of the Local Planning Authority. Reason:- The specific circumstances of this site warrant the Local Planning Authority having control over any further development.

63. PLANNING APPLICATION EPF/1753/09 - THE ELMS CARAVAN SITE, LIPPITTS HILL, WALTHAM ABBEY IG10 4AL - TO EXTEND THE LICENCE TO 11 MONTHS

The Committee considered an application to extend the use of the recreational caravan site at Elms Caravan Site from 8 to 11 months of the year from 2 February to 2 January.

The Committee noted representations made by an objector and the applicant.

The Committee were of the view that the proposed time extension would result in an increase in noise and disturbance to the existing residential caravan owners on the site and therefore the application should be refused.

Resolved:

That Planning Application EPF/1753/09 be refused for the following reason:

(1) The proposed extension of time that the site can be occupied would result in additional noise and disturbance to the residents of the adjacent Elms Caravan Site, through which traffic and pedestrians would pass through, and therefore would be contrary to policies DBE9 and RST1 of the Adopted Local Plan and Alterations.

64. SECTION 106 AGREEMENT, FYFIELD HALL, WILLINGALE ROAD, FYFIELD

The Committee received a request for the return of sums paid to the Council under a section 106 agreement linked to the grant of planning permission for conversions and new dwellings at Fyfield Hall, Fyfield.

The Committee noted that save £10,000 of the monies (set aside for a play facility in Fyfield) all monies received had been spent. The Committee also noted legal advice on the request did not support its return.

The Committee concurred with the view of officers that the original sums were appropriate and proportionate to the original application and should not be returned.

Resolved:

That the request to return the sum of £100,000 paid to the Council under a Section 106 Agreement relating to development at Fyfield Hall, Fyfield be refused for the following reason:

- (i) The obligations in the Section 106 Agreement were appropriate, proportionate and necessary and related to the development granted under planning permission EPF/2230/05.

65. ANY OTHER BUSINESS

There was no further business for transaction at the meeting.

CHAIRMAN