

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 20 January 2010

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.30 pm
High Street, Epping

Members Present: G Pritchard (Vice-Chairman, in the Chair), J Philip (Vice-Chairman), A Boyce, Mrs D Collins, R Frankel, P Gode, A Green, Mrs A Grigg, Ms J Hedges, D Jacobs, Mrs M McEwen, R Morgan, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: -

Apologies: M Colling and Miss C Edwards

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

81. 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.

82. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements adopted by the Council to enable persons to address the Sub-Committee, in relation to the determination of applications for planning permission. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

83. MINUTES

RESOLVED:

That the minutes of the meeting held on 16 December 2009 be taken as read and signed by the Chairman as a correct record, subject to the following amendments:

- (i) correcting the job title of J Shingler from Senior Planning Officer to Principal Planning Officer;
- (ii) adding the Election of the Chairman and Vice-Chairman to the minutes; and
- (iii) correcting the decision for the third application to be refused not granted.

84. ELECTION OF VICE-CHAIRMAN

The Chairman requested nominations from the Sub-Committee for the role of Vice-Chairman.

RESOLVED:

That Councillor J Philip be elected Vice-Chairman for the duration of the meeting.

85. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs D Collins, B Rolfe, d Stallan and C Whitbread declared a personal interest in the following item of the agenda by virtue of having discussed the issue as members of the Cabinet. 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/2015/09 Condor Building, Civic Offices, 323 High Street, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs J H Whitehouse and J M Whitehouse declared a personal interest in the following item of the agenda by virtue of being acquainted with a neighbour of the application. 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/2015/09 Condor Building, Civic Offices, 323 High Street, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Hedges declared a personal interest in the following items of the agenda, by virtue of being a member of Epping Town Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

EPF/2015/09 Condor Building, Civic Offices, 323 High Street, Epping;
EPF/2116/09 Nusa Dua, 94 Hemnall Street, Epping; and
EPF/2293/09 19-23 High Street, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda, by virtue of knowing the applicant. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

EPF/2293/09 Nusa Dua, 94 Hemnall Street, Epping.

(e) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda, to avoid any further possible public misinterpretation of his position and declared that he did not have or had any kind of involvement in the development of the site . The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

EPF/2453/06 19-23 High Street, Epping.

86. ANY OTHER BUSINESS

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

87. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 4 be determined as set out in the schedule attached to these minutes.

88. DELEGATED DECISIONS

The Sub-Committee noted that schedules of planning applications determined by the Head of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

CHAIRMAN

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Minute Item 87

Report Item No: 1

APPLICATION No:	EPF/2015/09
SITE ADDRESS:	Condor Building Civic Offices 323 High Street Epping Essex
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Replacement of single glazed window units and non-thermally insulated cladding panels with double glazed units and insulated infill panels.
DECISION:	Grant Permission

CONDITIONS

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Report Item No: 2

APPLICATION No:	EPF/2094/09
SITE ADDRESS:	The Old Well London Road Stanford Rivers Ongar Essex CM5 9PH
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Two storey side/rear extensions, part two/part first floor front extension and creation of front gable to existing roof.
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.

Report Item No: 3

APPLICATION No:	EPF/2116/09
SITE ADDRESS:	Nusa Dua 94 Hemnall Street Epping Essex CM16 4ND
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Replacement building to provide study/store at rear of property.
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. Details of the types and colours of the external finishes, including windows and doors 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.
3. The development shall be carried out in accordance with the amended plans received on 23rd December 2009 unless otherwise agreed in writing with the Local Planning Authority.
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) at no time shall a first floor be inserted within the building hereby approved.

Report Item No: 4

APPLICATION No:	EPF/2293/09
SITE ADDRESS:	19-23 High Street Epping Essex CM16 4AY
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Installation of electricity sub-station to comply with utility company (EDF) requirements in connection with approved sheltered housing development. (Revised application)
DECISION:	Refuse Permission

REASON FOR REFUSAL

1. The proposed building due to its height, bulk and siting will have an overbearing visual impact, harmful to the residential amenity of the occupants of 7 Beech Place, contrary to policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.