

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 10 February 2010

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.15 pm

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

Other Councillors:

Apologies: A Green, Miss C Edwards and Ms J Hedges

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

89. 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. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

90. 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.

91. MINUTES

RESOLVED:

That the minutes of the meeting held on 20 January 2010 be taken as read and signed by the Chairman as a correct record.

92. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M McEwen declared a personal interest in the following item of the agenda by virtue of the applicant being a Parish Councillor in her ward. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2412/09 – Parsonage House, The Parsonage, Berners Roding, Ongar.

(b) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following item of the agenda by virtue of being a member of Ongar Town Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2506/09 – Land at Station Approach, High Street, Ongar.

(c) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda by virtue of being the Housing Portfolio Holder. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/2506/09 – Land at Station Approach, High Street, Ongar.

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

- EPF/2506/09 – Land at Station Approach, High Street, Ongar.

93. ANY OTHER BUSINESS

The Sub-Committee considered the supplementary agenda paper on the confirmation of a tree preservation order under any other business.

94. CONFIRMATION OF TPO EPF/42/09 33 SEVERNS FIELD, EPPING, ESSEX

The Planning Officer reported that a Tree Preservation Order 42/09 became effective on 11 August 2009 protecting 2 Horse Chestnut and 1 Sycamore in the garden of 33 Severns Field, Epping. It had been made on a basis that the Council was aware of an allegation of subsidence caused by one or all of the trees adjacent to the property. A written representation had been received objecting on the basis that the reasons for making the order had not been explained and that the trees were not worthy of protection.

The Director of Planning and Economic Development responded to the objections as follows;

1. The trees protected by this order formed a highly visible and established public amenity bordering the Epping Conservation Area. The TEMPO system for interpreting the value of the trees had been used as a professional aid and provided a sufficient scoring to justify the TPO.

2. The trees had been visited by the Council's Landscape Officer and Arboriculturist to review the damage and the owner's insurance company had attributed the damage in particular to some non-TPO'd conifers and one of the Horse Chestnuts. The insurance company was still engaged in monitoring buildings movement and consequently not in a position to submit the information required.

The Committee had been made aware that even after confirmation of the TPO, an application could be made to exempt any of the trees. Hence these trees are worthy of a Tree Preservation Order.

RESOLVED:

That Tree Preservation Order EPF/42/03 be confirmed without modification.

95. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 2 be determined as set out in the schedule attached to these minutes.

96. 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

This page is intentionally left blank

Report Item No: 1

APPLICATION No:	EPF/2412/09
SITE ADDRESS:	Parsonage House The Parsonage Berners Roding Ongar CM5 0SZ
PARISH:	The Rodings - Abbess, Beauchamp and Berners
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Erection of detached four bay garage/cart lodge building and store.
RECOMOMENDED DECISION:	Grant Permission (with conditions)

The Members decided to grant this application because they considered that the development would have minimal impact on the openness of the Green Belt and would improve the setting of the Listed Building.

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.
- 3 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the building hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site, and shall at no time be converted into a room or used for any other purpose.

Report Item No: 2

APPLICATION No:	EPF/2506/09
SITE ADDRESS:	Land at Station Approach High Street Ongar Essex CM5 9BN
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	Reserved matters application for 50 units comprising 36 two and two & half storey houses and flats and a three storey residential block for mother and baby unit providing 14 flats and associated facilities. (Amendment to reserved matters permission EPF/0122/09)
RECOMMENDED DECISION:	Refuse Permission

REASONS FOR REFUSAL

- 1 The orientation and position of Block 31-34 and its close proximity to Block 19-24 results in excessive bulk and massing when viewed from the north, such that the design of this element of the scheme will have an adverse impact on the character and visual amenity of the area, contrary to policies CP2, CP3, CP7 and DBE1 of the Adopted Local Plan and Alterations.