

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 11 November 2009

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.30 pm

Members Present: J Wyatt (Chairman), Mrs P Brooks (Vice-Chairman), R Bassett, A Clark, Mrs A Cooper, Mrs R Gadsby, Mrs J Lea, W Pryor, Mrs M Sartin, Mrs P Smith, A Watts and Mrs E Webster

Other Councillors: -

Apologies: J Collier and Ms S Stavrou

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

48. 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.

49. 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.

50. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 21 October 2009 be taken as read and signed by the Chairman as a correct record.

51. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks declared a personal interest in the following item of the agenda, by virtue of being the District Council Ward Member. 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/1477/09 25 Windsor Wood, Waltham Abbey.

(b) Pursuant to the Council's Code of Member Conduct, Councillor A Clark declared a personal interest in the following item of the agenda, by virtue of being the

Town Council Ward Member. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1477/09 25 Windsor Wood, Waltham Abbey.

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs P Brooks, Mrs R Gadsby and W Pryor declared a personal interest in the following items of the agenda, by virtue of being members of the Town Council Planning Committee. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1477/09 25 Windsor Wood, Waltham Abbey; and
- EPF/1206/09 Disused Pumping Station, behind 18 Stonyshotts, Waltham Abbey.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs R Gadsby declared a personal interest in the following item of the agenda, by virtue of being acquainted with the Applicant. 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/1777/09 Hayleys Manor, Upland Road, Epping.

(e) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Smith declared a personal interest in the following item of the agenda, by virtue of being Chairman of the Parish 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/1777/09 Hayleys Manor, Upland Road, Epping.

(f) Pursuant to the Council's Code of Member Conduct, Councillors A Clark and A Watts declared a personal interest in the following item of the agenda, by virtue of being the Ward Members. 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/1206/09 Disused Pumping Station, behind 18 Stonyshotts, Waltham Abbey.

52. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

53. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 6 be determined as set out in the annex to these minutes.

54. 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

APPLICATION No:	EPF/1477/09
SITE ADDRESS:	25 Windsor Wood Waltham Abbey Essex EN9 1LY
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	TPO/EPF/10/90 G4 T1 and T2 Sycamore - Fell
DECISION:	Refuse Permission

REASON FOR REFUSAL

1. Insufficient justification has been provided to necessitate the removal of the trees contrary to policy LL9 of the Council's Adopted Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/1592/09
SITE ADDRESS:	Woodbastwick Avenue Road Dobbs Weir Hoddesdon Herts EN11 0BA
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	TPO/EPF/14/81 T1 and T2 Scots Pine - Fell to ground level and replace T5 and T6 Cedar – Reduce lateral branches by up to 2 metres on house side
DECISION:	Grant Permission (With Conditions)

CONDITIONS

1. The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
2. The crown reduction authorised by this consent shall consist of pruning lateral house side branches by up to 2 metres in length of T5 and T6; Cedars.
3. All work authorised by this consent shall be undertaken in a manner consistent with British Standard 3998 (1989) (or with any similar replacement Standard).
4. The works hereby authorised shall not be undertaken after a period of three years from the date of this consent has expired.
5. A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Report Item No: 3

APPLICATION No:	EPF/1777/09
SITE ADDRESS:	Hayleys Manor Upland Road Epping Essex CM16 6PQ
PARISH:	Epping Upland
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Erection of one bed annexe with link to main house in place of existing garage.
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 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. Details of foul and surface water disposal shall be submitted to and approved by the Local Planning Authority before any work commences and the development shall be implemented in accordance with such agreed details.
4. The annexe accommodation hereby approved shall retain the connecting door between the annexe and main property at all times and shall be occupied only as ancillary accommodation for the existing dwellinghouse and shall not be occupied as a unit separately from the dwelling known as Hayleys Manor.
5. 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 (extensions) and Class E (outbuildings) shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 4

APPLICATION No:	EPF/1168/09
SITE ADDRESS:	Land to rear of 32 High Street Roydon Essex CM19 5EA
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Erection of 14 two storey houses and 4 one storey bungalows.
DECISION:	Refuse Permission

REASONS FOR REFUSAL

1. The site is within the Metropolitan Green Belt. The proposal represents inappropriate development in the Green Belt and is therefore at odds with Government advice and Policy GB2A of the adopted Local Plan and Alterations. Inadequate very special circumstances exist that are sufficient to outweigh the very real harm to the openness of the Green Belt that will result from the development.
2. The proposed development results in the loss of an area of open space to the rear of properties in the High Street that is an integral part of the character of Roydon Conservation Area. Additionally the loss of the existing structures, and the design and proposed materials of the new dwellings, is detrimental to the character and appearance of the Conservation Area. The proposal is therefore contrary to Policies DBE1, DBE2, DBE4, HC6, HC7 and HC9 of the adopted Local Plan and Alterations.
3. Due to the limited nature of services and facilities such as shops, public transport and employment opportunities within Roydon the occupants of the proposed development are likely to be heavily reliant on the car for day to day living . The development of this site for housing is therefore considered contrary to the approach of national planning guidance and policies CP3, CP6 and ST1 of the adopted Local Plan and Alterations.
4. Part of the application site has established use as a coal yard. Loss of this part of the site to housing would be regarded as loss of employment land. Insufficient information has been submitted to show the site is unsuitable for employment use or that the site cannot fulfil any other community need, the development of the site for residential use is therefore contrary to Policies E4A and E4B of the adopted Local Plan and Alterations, which seek to retain employment sites.
5. The proposed development, due to the size, layout and proximity of new dwelling to existing properties, would result in a loss of privacy to neighbouring residential dwellings, contrary to Policies DBE2 and DBE9 of the adopted Local Plan and Alterations.

6. The proposed development would provide insufficient private amenity space for future occupiers of the site, contrary to Policies CP6 and DBE8 of the adopted Local Plan and Alterations and in some instances poor outlook and natural light.

Report Item No: 5

APPLICATION No:	EPF/1171/09
SITE ADDRESS:	Land to rear of 32 High Street Roydon Essex CM19 5EA
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Conservation area consent for the demolition of existing buildings on site.
DECISION:	Refuse Permission

REASON FOR REFUSAL

1. The loss of the existing structures would be detrimental to the appearance of the Conservation Area and would not be replaced with an acceptable development. The proposal is therefore contrary to Policies HC6, HC7 and HC9 of the adopted Local Plan and Alterations.

Report Item No: 6

APPLICATION No:	EPF/1206/09
SITE ADDRESS:	Disused pumping station rear of 18 Stoneyshotts Waltham Abbey Essex EN9
PARISH:	Waltham Abbey
WARD:	Waltham Abbey Honey Lane
DESCRIPTION OF PROPOSAL:	Demolition of disused pumping station and erection of a new build detached 3 bed house. (Revised application)
DECISION:	Refuse Permission

REASONS FOR REFUSAL

1. The proposed development, due to its size, setting and design and the shape and nature of the plot will be incongruous within the street scene, constitute overdevelopment and urban form and quality of the area contrary to policies CP2, CP6, CP7, DBE1 and DBE3 of the adopted Local Plan and Alterations.
2. The proposed development is likely to be at risk from flooding and result in increased risk of flooding elsewhere, contrary to policy U2A of the adopted Local Plan and Alterations.
3. The proposed dwelling and its private amenity space will be overshadowed by the existing trees around the site and therefore provide inadequate living conditions and amenity space contrary to policies CP7 and DBE8 of the adopted Local Plan and Alterations.
4. The access to the site is of inadequate width to provide safe and convenient access to the dwelling for service vehicles, such that vehicles are likely to cause harm to highway safety and the free flow of traffic contrary to policy ST4 of the adopted Local Plan and Alterations.

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