

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** Wednesday, 25 August 2010

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

Members Present: A Boyce (Chairman), A Green (Vice-Chairman), W Breare-Hall, Ms C Edwards, Mrs A Grigg, Ms J Hedges, D Jacobs, Mrs S Jones, B Judd, R Morgan, J Philip, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: Mrs D Collins and P Gode

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

36. 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.

37. 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.

38. MINUTES

RESOLVED:

That the minutes of the meeting held on 4 August 2010 be taken as read and signed by the Chairman as a correct record subject to the amendment made by Councillor Mrs A Grigg regarding Report Item 5 EPF/1237/10 41 London Road, Stanford Rivers, Ongar, Essex CM5 9PH. Planning conditions had been incorrectly recorded under the decision taken. The Sub-Committee had referred the application to the District Development Control Committee without conditions.

39. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor W Breare-Hall declared a personal interest in the following item of the agenda by virtue of having called-in the application for decision by committee. The Councillor had determined

that his interest was prejudicial. The Councillor indicated that he would address the Sub-Committee from the public area of the Chamber and then leave the Chamber for the consideration of the application and voting thereon:

- EPF/1209/10 Weald Hall Care Home, Weald Hall Lane, North Weald

(b) 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 both the applicant and objector. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/1226/10 41 Duck Lane, Thornwood, Epping

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Hedges declared a personal interest in the following item 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 application and voting thereon:

- EPF/1173/10 11 Beulah Road, Epping

(d) Pursuant to the Council's Code of Member Conduct, Councillors Mrs A Grigg and D Stallan declared a personal interest in the following items of the agenda, by virtue of being a member of North Weald Parish Council. The Councillors had determined that their interests were not prejudicial and that they would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1209/10 Weald Hall Care Home, Weald Hall Lane, North Weald; and
- EPF/1226/10 41 Duck Lane, Thornwood, Epping

(e) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Jones and J Philip declared a personal interest in the following item of the agenda, by virtue of being members of Theydon Bois Parish Council. The Councillors had determined that their interests were not prejudicial and they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1177/10 44 Theydon Park Road, Theydon Bois

40. ANY OTHER BUSINESS

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

41. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 - 5 be determined as set out in the schedule attached to these minutes.

42. 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 41

Report Item No: 1

APPLICATION No:	EPF/2311/09
SITE ADDRESS:	Barkers Farm Mount End Road Theydon Mount Epping Essex CM16 7PS
PARISH:	Theydon Mount
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Certificate of lawful development for existing residential use. (Use class C3)
DECISION:	Withdrawn from Agenda

Report Item No: 2

APPLICATION No:	EPF/1177/10
SITE ADDRESS:	11 Beulah Road Epping Essex CM16 6RH
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Erection of a two-storey rear extension, single storey rear conservatory and replacement of dormers to front elevation.
DECISION:	Refused Permission

Members considered that the two storey rear element of the proposal, given its height and depth and its position in relation to the rear and side windows and patio area of number 9 Beulah Road would have a significantly overbearing and unneighbourly visual impact on that property.

Concern was also raised regarding loss of privacy to number 13 Beulah Road from the lantern roof light proposed in the single storey element of the scheme, however it is accepted that this issue could be overcome by the imposition of a condition requiring obscured glazing.

Members having considered the officer's report and representations from the applicant and neighbours considered that the proposal would cause excessive loss of amenity to number 9, contrary to policy DBE9 of the adopted Local Plan and Alterations, and the application was refused for the following reason:

REASON FOR REFUSAL

- 1 The proposed two storey rear element of the proposal, due to its height, depth and proximity to the boundary patio and side and rear facing windows of number 9 Beulah Road, would be overbearing and have an excessively adverse impact on the visual amenity enjoyed by occupants of that property contrary to the intentions of policy DBE9 of the adopted Local Plan and Alterations.

Report Item No 3

APPLICATION No:	EPF/1183/10
SITE ADDRESS:	44 Theydon Park Road Theydon Bois Epping Essex CM16 7LP
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Front extension and first floor addition to alter the existing bungalow into a two storey dwelling with additional rooms in the roof space. (Revised application.)
DECISION:	Refused Permission

Members considered the report and the representations made but were concerned that the size and bulk of the extension to the rear of the property, extending beyond the rear elevations of neighbouring properties contrary to policy DBE9 of the Adopted Local Plan and Alterations.

The application was refused for the following reason:

REASON FOR REFUSAL

- 1 The proposed development by reason of the size and bulk of the extension to the rear at two storeys, beyond the two storey element of the neighbouring properties will be overbearing and cause loss of light resulting in excessive harm to the residential amenity of the occupants of numbers 41 and 46 Theydon Park Road, contrary to policy DBE9 of the Adopted Local Plan and Alterations.

Report Item No 4

APPLICATION No:	EPF/1209/10
SITE ADDRESS:	Weald Hall Care Home Weald Hall Lane North Weald Epping Essex CM16 6ND
PARISH:	North Weald Bassett
WARD:	Epping Lindsey and Thornwood Common North Weald Bassett
DESCRIPTION OF PROPOSAL:	Single and one and a half storey extensions to existing care home to provide 9 additional bedrooms and improved facilities. (EMI) (Revised application)
DECISION:	Deferred

Members deferred this application for the applicant to supply more information regarding local need to the facility and to liaise with the PCT with regard to section 106 contributions and to make their case for very special circumstances in the Green Belt, so that these can be considered by members in reaching their decision.

Report Item No 5

APPLICATION No:	EPF/1226/10
SITE ADDRESS:	41 Duck Lane Thornwood Epping Essex CM16 6NF
PARISH:	North Weald Bassett
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Two storey rear extension.
DECISION:	Granted Permission (With Conditions)

The Officer corrected the Representations received. The objection is from North Weald Parish Council not Epping Town Council as stated.

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 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, Classes A & B shall be undertaken without the prior written permission of the Local Planning Authority.

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