

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee East **Date:** Wednesday, 23 February 2011

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.10 pm

Members Present: Councillors A Boyce (Chairman), A Green (Vice-Chairman), W Breare-Hall, Mrs D Collins, P Gode, Mrs A Grigg, D Jacobs, Mrs S Jones, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: None.

Apologies: Ms C Edwards, Ms J Hedges and B Judd

Officers Present: J Shingler (Principal Planning Officer), S G Hill (Senior Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

Also in attendance: M Bradley (ECC Highways)

104. 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.

105. 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.

106. MINUTES

RESOLVED:

(1) That the minutes of the meeting held on 2 February 2011 be taken as read and signed by the Chairman as a correct record.

107. DECLARATIONS OF INTEREST

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

- EPF/2647/10 Woodgrange, 52 Ongar Road, Lambourne.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Mrs A Grigg and D Stallan declared a personal interest in the following item of the agenda by virtue of being members of North Weald Bassett Parish Council. 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/2676/10 The Briars, Epping Road, North Weald.

108. ANY OTHER BUSINESS

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

109. DEVELOPMENT CONTROL

RESOLVED:

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

110. DELEGATED DECISIONS

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

CHAIRMAN

Report Item No: 1

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| APPLICATION No: | EPF/2156/09 |
| SITE ADDRESS: | Nine Ashes Farm Rookery Road Ongar Essex CM4 |
| PARISH: | High Ongar |
| WARD: | High Ongar, Willingale and the Rodings |
| DESCRIPTION OF PROPOSAL: | Change of use from agricultural use to B1 and B8 use. (Revised application) |
| DECISION: | Refuse Permission |

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=509050

The Principal Planning Officer reported 9 further letters of objection to the proposal that had been received since the committee report was completed.

Members considered that the proposed use would result in significantly more traffic than an agricultural use of the site and felt that the increased use of the site within the rural residential area would cause harm to the character and amenity of the area. It was clear that the local people were strongly resistant to the proposed use and that the use would not be appropriate in this location.

REASON FOR REFUSAL

1. The proposed development would result in an unacceptable intensification of use of the site resulting in increased activity and traffic movements in an around the site, harmful to the character and amenity of the rural residential area. This proposal would therefore be contrary to policies CP3 and GB8A of the adopted Local Plan and Local Plan Alteration.

Report Item No: 2

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| APPLICATION No: | EPF/2647/10 |
| SITE ADDRESS: | Woodgrange 52 Ongar Road Lambourne Romford Essex RM4 1UH |
| PARISH: | Lambourne |
| WARD: | Lambourne |
| DESCRIPTION OF PROPOSAL: | Conversion of existing building at rear of site to residential house ancillary to Woodgrange, including erection of new first floor within mansard roof. |
| DECISION: | Refuse Permission |

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524100

REASON FOR REFUSAL

1. The site is within the Metropolitan Green Belt. The proposed works represent an inappropriate development in Green Belt terms and are therefore at odds with Government advice in PPG2, policies GB2A, GB7A, GB8A, and GB9A of the Adopted Local Plan and Alterations. In the view of the Local Planning Authority the conversion of the building into a dwelling house requires major and substantial alterations and results in an enlarged building domestic in character that would be harmful to the character and openness of the Metropolitan Green Belt. No very special circumstances have been demonstrated by the applicant to outweigh the harm of the proposal to the Metropolitan Green Belt.

Report Item No: 3

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| APPLICATION No: | EPF/2676/10 |
| SITE ADDRESS: | The Briars Epping Road North Weald Epping Essex CM16 6LA |
| PARISH: | North Weald Bassett |
| WARD: | Epping Lindsey and Thornwood Common |
| DESCRIPTION OF PROPOSAL: | Retrospective application for the change of use of existing garage to mixed use consisting of ancillary residential use and use as a hypnotherapy studio. |
| DECISION: | Grant Permission (With Conditions) |

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524215

CONDITIONS

1. This consent shall inure solely for the benefit of the occupiers of the application site known as 'The Briars' and for no other person or persons.
2. Notwithstanding the provisions of Regulation 6 of the Town and Country Planning (Control of Advertisements) Regulations 1992 (or any equivalent provision in any Statutory Instrument revoking or re-enacting those Regulations), no signs or advertisements shall be displayed at the premises without the prior consent in writing of the Local Planning Authority.
3. The use of the building as a hypnotherapy practice hereby permitted shall not be open to customers/patients outside the hours of 9.00am to 6.00pm Monday to Friday and at no time at the weekends or Bank/Public Holidays.
4. The change of use hereby approved shall be limited to the area marked 'EXTG GARAGE' as shown on drawing No. 3530:2 received by the Local Planning Authority on 22/12/10, and shall not be implemented elsewhere within the application site.

Report Item No: 4

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| APPLICATION No: | EPF/0001/11 |
| SITE ADDRESS: | Ambulance Station The Plain Epping Essex CM16 6TL |
| PARISH: | Epping |
| WARD: | Epping Lindsey and Thornwood Common |
| DESCRIPTION OF PROPOSAL: | Demolition of existing ambulance station and garage. Erection of new two storey station with ambulance shelter. |
| DECISION: | Deferred |

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524297

The Principal Planning Officer explained that a petition against the development signed by 9 residents of Kingswood Park had been received since the report was completed, raising concerns regarding design, overlooking and impact on neighbours.

Additionally, there was dispute that the full 21 day consultation period had elapsed since they had received this consultation letter on 3 February 2011.

The Principal Planning Officer suggested that if Members were minded to make a decision on the application they could agree to grant (or refuse) subject to no new material planning considerations being raised before the expiration of the 21 day period.

Members considered, however, that the application should be deferred to the next scheduled meeting of the Committee to ensure that all local residents have their full opportunity of put forward views.