

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 25 May 2011

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.20 pm

Members Present: A Boyce (Chairman), Mrs S Jones (Vice-Chairman), K Avey, W Breare-Hall, P Gode, Mrs A Grigg, P Keska, R Morgan, J Philip, B Rolfe, D Stallan, G Waller, C Whitbread and J M Whitehouse

Other Councillors:

Apologies: Mrs D Collins, D Jacobs, Mrs M McEwen, S Packford and Mrs J H Whitehouse

Officers Present: J Shingler (Principal Planning Officer), J Cordell (Senior Planning Officer), A Hendry (Democratic Services Officer) and P Seager (Chairman's Secretary)

1. 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.

2. 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.

3. MINUTES

RESOLVED:

That the minutes of the meeting held on 27 April 2011 be taken as read and signed by the Chairman as a correct record subject to noting that Councillor Philip was present at this meeting.

4. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors W Breare-Hall declared a personal interest in the following item of the agenda by virtue of knowing the licensee. The Councillors had determined that his interest was not

prejudicial and he would remain in the meeting for the consideration of the application and voting thereon:

EPF/0454/11 – The Globe, 18 Lindsay Road, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Jon Whitehouse and K Avey declared personal interests in the following items of the agenda by virtue of being members of Epping Town Council. The Councillors had determined that their interest were not prejudicial and they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0792/11 – Highfield Green, Epping;
- EPF/0454/11 – The Globe, 18 Lindsay Road, Epping

(c) Pursuant to the Council's Code of Member Conduct, Councillor B Rolfe declared a personal interest in the following items of the agenda, by virtue of living in that street. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0454/11 – The Globe, 18 Lindsay Road, 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 having known the applicant in the past. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0454/11 – The Globe, 18 Lindsay Road, 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, by virtue of knowing the applicant. The Councillor had determined that his interest was prejudicial and he would leave the meeting for the consideration of the applications and voting thereon:

- EPF/0606/11 – Land Adj 14 Harrison Drive, North Weald

(f) Pursuant to the Council's Code of Member Conduct, Councillors D Stallan and A Grigg declared a personal interest in the following item on the agenda, by virtue of being members 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/0606/11 – Land Adj 14 Harrison Drive, North Weald

5. ANY OTHER BUSINESS

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

6. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 3 be determined as set out in the schedule attached to these minutes.

7. PROBITY IN PLANNING - PLANNING APPEAL DECISIONS FOR THE PERIOD OCTOBER 2010 TO MARCH 2011

The Sub-committee considered the report on probity in planning on appeal decisions from October 2010 to March 2011. They noted that the Best Value Performance Indicator (BVPI) for district Councils was to aim to have less than 40% of their decisions overturned on appeal. The latest available figure for the national average for District Councils was 30.9%. The BVPI had been scrapped and replaced by one that records planning appeals only as a Local Performance Indicator (LPI 45) with a target of 25% of allowed decisions. For 2010/11 a revised target had been set to not exceed 28%. However, this was exceeded at 36.6%. For 2011/12, LPI 45 has been split into two; one part would measure the performance of Committee reversals of officer recommendations.

Over the six month period between October 2010 and March 2011, the Council received 65 decisions on appeal, 56 of which were planning and related appeals and 9 were enforcement related. Of these 24 were allowed (36.9%). Of the proportion of the 22 appeals that arose from decisions of the committees to refuse contrary to the recommendation put to them by officers during the 6-month period, 14 were allowed and 8 dismissed. 63.6% of appeals resulting from Sub-committee reversals were therefore not supported on appeal.

The Council's performance for this 6-month period and the previous 6 months shows a slight overall worsening of performance compared with 2009/10. Members should think carefully when considering refusing planning permission on highway grounds where there was no firm evidence of highway harm and where no objection had been raised by ECC Highway Officers.

RESOLVED:

That the Planning Appeals decisions from October 2010 to March 2011 be noted.

8. ENFORCEMENT ACTION - GUNN LODGE, THE STREET, SHEERING

In September 2009 permission was granted for alteration to Gunn Lodge bungalow to create a two story dwelling. In January 2011 an enforcement officer confirmed that the new chalet bungalow had not been built according to plan and subsequent to this, a new application was received. The application was refused in April 2011 due to its height, design and overall bulk. Following this, it was noted that the overall height of the chalet bungalow had been reduced and other alterations made to bring it within acceptable levels. It was considered that the property was now very close to the design that was originally approved under EPF/1437/09 and there was no obvious harm from the development. Therefore, it was not considered expedient to serve an enforcement notice.

RESOLVED:

That an enforcement notice not be served with regard to Gunn Lodge, The Street, Sheering, as the property had now been reduced in size and was very close to the design that was approved under EPF/1437/09.

9. 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

Minute Item 6

Report Item No: 1

APPLICATION No:	EPF/0792/11
SITE ADDRESS:	Highfield Green Epping Essex
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	TPO/EPF/26/91 (G2) J - Sycamore - Fell M - Ash - Fell
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=527391

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 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: 2

APPLICATION No:	EPF/0454/11
SITE ADDRESS:	The Globe 18 Lindsey Street Epping Essex CM16 6RE
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Change of use from Public House to a single family home adding front porch and window/door alterations to rear and side adjacent number 16.
DECISION:	Grant Permission (Subject to S106)

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

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=526094

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 No development, including site clearance, shall take place until a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.
- 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 and D shall be undertaken without the prior written permission of the Local Planning Authority.

And subject to a S106 legal agreement to be completed within 6 months to secure £2,000 towards enhancement and maintenance of the Lindsey Street Community Association Hall.

Report Item No: 3

APPLICATION No:	EPF/0606/11
SITE ADDRESS:	Land adj 14 Harrison Drive North Weald Essex CM16 6JD
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Erection of a single dwelling attached to no. 14 Harrison Drive.
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=526664

REASON FOR REFUSAL

- 1 The proposed new dwelling fails to provide sufficient functional, usable and private amenity space for the donor and new dwelling, contrary to the aims and objectives of policy DBE8 of the Adopted Local Plan and Alterations.
- 2 The proposed new dwelling would by reason of its bulk and scale in close proximity to the boundaries of the site, have an unacceptable adverse impact on neighbouring outlook and amenities, contrary to policy DBE2 of the Adopted Local Plan and Alterations.
- 3 The proposed new dwelling, by reason of its scale and design would appear at odds with the attached buildings and wider cul-de-sac, contrary to the aims and objectives of policy DBE1 of the Adopted Local Plan and Alterations.

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