

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee West   **Date:** 15 December 2010

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

**Members Present:** J Wyatt (Chairman), R Bassett, Mrs P Brooks, J Collier, D C Johnson, Ms Y Knight, W Pryor, Mrs M Sartin and Mrs P Smith

**Other Councillors:**

**Apologies:** Mrs R Gadsby, Ms S Stavrou, A Watts and Mrs E Webster

**Officers Present:** J Godden (Planning Officer), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

### **50. 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.

### **51. 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.

### **52. APPOINTMENT OF VICE CHAIRMAN**

In the absence of the Vice Chairman, Councillor Mrs P Brooks was appointed Vice Chairman for the duration of the meeting.

### **53. MINUTES**

#### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 24 November 2010 be taken as read and signed by the Chairman as a correct record.

### **54. DECLARATIONS OF INTEREST**

No declarations were made.

### **55. ANY OTHER BUSINESS**

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

**56. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That, Planning applications numbered 1 – 2 be determined as set out in the annex to these minutes.

**57. PROBITY IN PLANNING - APPEALS DECISION, APRIL TO SEPTEMBER 2010**

The Sub-committee considered the report on probity in planning on appeals decisions from April to September 2010. 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 a Local Performance Indicator with a target of 25% of allowed decisions. For 2010/11 a revised target had been set to not exceed 28%.

Over the six month period between April and September 2010, the Council received 36 decisions on appeal, 32 of which were planning and related appeals and 4 were enforcement related. Of these 10 were allowed (31.7%). The proportion of the 32 appeals that arose from decisions of the committees to refuse contrary to the recommendation put to them by officers during the 6-month period was 31.3% and of the 10 decisions that this percentage represents, the Council was not successful in sustaining the committee's objection in 6 of 10 (60%). The 6 lost were split equally between Area Plans South, West and East.

The Council's performance for this 6-month period and the previous 6 months is an improvement on 2009/10 despite there being fewer appeals submitted. Whilst 2 costs have been awarded against the Council, this has been relatively low and infrequent, though in one case it perhaps indicated that there should be some caution taken by officers before issuing and enforcement notice a little hastily.

**RESOLVED:**

That the Planning Appeals decisions from April to September 2010 be noted.

**58. 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**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/1452/10
<b>SITE ADDRESS:</b>	Greenacres Tatsfield Avenue Nazeing Essex EN9 2HH
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Change of use of building to single dwelling house and release from S106 agreement.
<b>DECISION:</b>	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=519863](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=519863)

**REASON FOR REFUSAL**

- 1 The application site is within the Green Belt where the creation of a new dwelling is unacceptable in principle and the applicant has failed to demonstrate very special circumstances contrary to policy GB2A and GB8A of the Adopted Local Plan and Alterations and PPG2.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/2116/10
<b>SITE ADDRESS:</b>	Rosedale Sedge Green Roydon Essex CM19 5JR
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Lower Nazeing  Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Removal of agricultural occupancy condition on EPO/0156/72.
<b>DECISION:</b>	Grant Permission

**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=522172](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=522172)

**CONDITIONS**

NONE