

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: District Development Control Committee **Date:** 11 April 2012

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.25 pm

Members Present: B Sandler (Chairman), R Bassett (Vice-Chairman), A Boyce, K Chana, D Dodeja, C Finn, J Markham, J Philip, H Ulkun, Ms S Watson, J M Whitehouse and J Wyatt

Other

Councillors: J Knapman, D Stallan and C Whitbread

Apologies: J Hart, Mrs S Jones and Mrs C Pond

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

52. WEBCASTING INTRODUCTION

The Assistant to the Chief Executive reminded everyone present that the meeting would be broadcast live to the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

53. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)

No substitutes had been appointed to the meeting.

54. DECLARATIONS OF INTEREST

Pursuant to the Council's Code of Member Conduct, the following Councillors declared a personal interest in agenda items 7 (planning application at Brookside Garage, Gravel Lane, Chigwell); 8 and 9 (planning application at 212 Manor Road, Chigwell) by virtue of being members of Chigwell Parish Council:

Councillors Chana, Knapman (non member), Sandler

55. MINUTES

Resolved:

That the minutes of the meetings of the Committee held on 15 and 27 February 2012 be taken as read and signed by the Chairman as a correct record subject to the inclusion of Councillor Stallan being present on 15 February and the name of the Councillor (Councillor Pond) declaring an interest in item 7 of that agenda.

56. PLANNING APPLICATION EPF/2300/11 - BROOKSIDE GARAGE, GRAVEL LANE, CHIGWELL IG7 6DQ - ERECTION OF REPLACEMENT WORKSHOP AND RESURFACING EXISTING YARD

The Committee considered an application at Brookside Garage, Gravel Lane, Chigwell that had been referred by Area Planning Subcommittee South at its meeting on 29 February 2012. The Subcommittee had recommended that approval be granted as the site was well screened and therefore its impact on the Green Belt was not conspicuous and would not be visually harmful. The Committee concurred with this view and considered suggested conditions proposed by officers and additional conditions relating to details of external finishes being approved; wheel washing facilities; suitable hours of construction being imposed and improvement to the site entrance thought required by the Highway Authority.

Resolved:

That planning application EPF/2300/11 be granted subject to the following conditions:

(1) The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

(2) Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no further buildings or extensions to existing buildings shall be erected (other than those expressly authorised by this permission).

Reason: To safeguard the openness of this part of the Metropolitan Green Belt.

(3) Within three months of the new building being erected, the existing workshop (shown cross-hatched on drawing no. JTS/7419/02) shall be demolished.

Reason: To safeguard the openness of this part of the Metropolitan Green Belt.

(4) The maintenance and repair of vehicles, including works associated with undertaking MOT's, shall not be undertaken in the open yard areas of the site as indicated as diagonally hatched on drawing no. JTS/7419/03.

Reason: The application has been submitted on this basis. The condition is in the interest of safeguarding the open character of this part of the Metropolitan Green Belt as well as the amenities of residents living in the vicinity of the site.

(5) No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.

(6) No development shall take place until wheel washing or other cleaning facilities for vehicles leaving the site during construction works have been installed in accordance with details which shall be submitted to and agreed in writing by the Local Planning Authority. The approved installed cleaning facilities shall be used to clean vehicles immediately before leaving the site.

(7) All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

(8) Prior to commencement of development, the existing fencing at the front of the site shall be removed or set back from the carriageway edge by a minimum of 2.4 metres. Thereafter the 2.4m strip between the carriageway edge and the new fenceline shall remain clear of any obstruction to vision.

57. PLANNING APPLICATION EPF/1399/09- GARDEN CENTRE, 212 MANOR ROAD, CHIGWELL - OUTLINE PLANNING APPLICATION FOR 69 RESIDENTIAL UNITS (54 AFFORDABLE), PUBLIC OPEN SPACE AND A COMMUNITY FACILITY (D1 USE) WITH ALL MATTERS RESERVED EXCEPT ACCESS.

The Committee considered and approved a request to extend the time limit for the completion of a section 106 agreement on a site at 212 Manor Road, Chigwell.

Resolved:

That the Committee's previous resolution in February 2012 (that planning permission be granted, subject to the completion of an altered Section 106 Legal Agreement) be extended to facilitate the completion of the legal agreement within 6 months of the date of this meeting.

58. PLANNING APPLICATION EPF/2361/09 – REDEVELOPMENT OF LAND FORMERLY IN USE AS A GARDEN CENTRE AT 212 MANOR ROAD, CHIGWELL TO PROVIDE 21 FLATS 80% OF WHICH WILL BE AFFORDABLE HOUSING. (REVISED APPLICATION)

The Committee gave further consideration to a planning application at 212 Manor Road, Chigwell last considered at its meeting on 15 February 2012. The applicant had now contacted the Council stating that they were not prepared to make an educational contribution as part of the proposed Section 106 agreement for the site.

Members considered that there were exceptional circumstances relating to this site, which would provide much needed affordable housing, and a contribution towards provision of a local post office and that the additional financial burden of the educational contribution, (that it was not accepted would necessarily go towards schools likely to be used by children utilising the site), was considered excessive and inequitable, given that such a contribution had not been required on the adjacent larger housing site.

As such members wished it recorded that any decision to omit the educational contribution should not be regarded as setting a precedent. They reiterated their

general support for the payment of education contributions to ensure provision of adequate capacity within local education services to meet future need.

Resolved:

That the requirement for the payment of an Educational Contribution previously required under Planning Permission EPF/2362/09 be removed from the terms of the Section 106 agreement.

59. ROADSIDE HOUSE, AVENUE ROAD, DOBBS WEIR, NAZEING - DIRECT ACTION

The Committee considered and approved a request for authority to take direct action on a site in Dobbs Weir to secure compliance with a notice previously issued on the site by the Council to clear the land.

Resolved:

That, subject to Cabinet approval to incur associated expenditure, authority be given to the Director of Planning and Economic Development to take direct action under Section 219 of the Town & Country Planning Act 1990 on one or more occasions to secure compliance with the requirements of the Section 215 Notice issued 31 March 2011 in respect of Roadside House, Avenue Road, Dobbs Weir, Nazeing.

60. ANY OTHER BUSINESS

It was noted that there was no further items of business to be considered at the meeting.

CHAIRMAN