

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 12 October 2011

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 9.30 pm

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

Other Councillors:

Apologies: Mrs A Grigg, P Keska and S Packford

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

41. 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.

42. 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.

43. MINUTES

RESOLVED:

That the minutes of the meeting held on 14 September 2011 be taken as read and signed by the Chairman as a correct record.

44. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Jon Whitehouse and W Breare-Hall declared a personal interest in the following item of the agenda by virtue of being members of Epping Town Council. The Councillors had determined that their interest was not prejudicial and would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/1531/11 – 19 St Albans Road, Coopersale, Epping.

- EPF/1607/11 – 7 Station Road, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillors Jon Whitehouse and W Breare-Hall declared a personal interest in the following item of the agenda by virtue of being members of Epping Town Council and the S106 agreement attached to the application. The Councillor had determined that their interest was prejudicial and they would leave the meeting for the consideration of the application and voting thereon:

- EPF/1661/11 – Spotted Dog, 2 Ivy Chimneys Road, Epping.

(c) Pursuant to the Council's Code of Member Conduct, Councillor K Avey declared a personal interest in the following items of the agenda, by virtue of being a member of Epping Town Council. The Councillor had determined that his interests were not prejudicial and he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1607/11 – 7 Station Road, Epping; and
- EPF/1661/11 – Spotted Dog, 2 Ivy Chimneys Road, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following item of the agenda, by virtue of being a Member and Chairman of Matching Parish Council and knowing the objector. 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/1407/11 – Former Moor Hall Stables, Moor Hall Road North, Matching.

45. ANY OTHER BUSINESS

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

46. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 6 be determined as set out in the schedule attached to these minutes.

47. 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

Report Item No: 1

APPLICATION No:	EPF/1098/11
SITE ADDRESS:	Land to the rear of 40 - 42 Hoe Lane Abridge Essex RM4 1AU
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Proposed erection of a new cattle barn and associated hardstanding.
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=528435

REASONS FOR REFUSAL

- 1 By reason of its size and siting on high ground, the proposed building would appear conspicuous, would fail to respect its setting and would have an excessive impact on the character and visual amenities of the Green Belt, contrary to policies CP2(i), GB7A, GB11, DBE1 and DBE4 of the adopted Local Plan and Alterations.
- 2 The proposed intensive calf rearing use that the building would facilitate would require feed and straw to be brought in and waste to be removed on a very frequent basis. As such the development cannot be regarded as sustainable and is therefore at odds with policies CP1(i) and CP3(v) of the adopted Local Plan and Alterations.
- 3 Insufficient information regarding traffic generation and waste management has been provided to show that the environmental impacts of the proposal and potential harm to residential amenity can be fully mitigated by conditions and as such the proposal is contrary to policy RP5A of the adopted Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/1407/11
SITE ADDRESS:	Former Moor Hall Stables Moor Hall Road North Matching Essex
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village
APPLICANT:	Ms Wendy Catton
DESCRIPTION OF PROPOSAL:	Change of use and conversion of former stables building to provide a two bedroom dwelling.
RECOMMENDED 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=529574

This item was deferred to allow a Member site visit to be carried out.

Report Item No: 3

APPLICATION No:	EPF/1513/11
SITE ADDRESS:	19 St Alban's Road Epping Essex CM16 7RD
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	First floor side and rear extensions.
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=529910

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 development, shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 4

APPLICATION No:	EPF/1570/11
SITE ADDRESS:	Jubilee Bungalow Bournebridge Lane Stapleford Abbots Essex RM4 1LT
PARISH:	Stapleford Abbots
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Replacement dwelling.
DECISION:	Referred to District Development Control Committee

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=530129

Members referred this item to District Development Control Committee with a recommendation for approval.

They considered that a 6% increase over the size that could be achieved as Permitted Development was not material and that the proposed dwelling was better designed and had less impact on the openness of the Green Belt.

Report Item No: 5

APPLICATION No:	EPF/1607/11
SITE ADDRESS:	7 Station Road Epping Essex CM16 4HA
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Change of use from Retail shop (Use Class A1) to Accountancy Franchise.
DECISION:	Grant Permission (With Condition)

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=530245

The Case Officer reported that the objection received from 5 Station Road had been withdrawn.

Members considered that the particular proposed use by the franchise Tax Assist Accountants would not be harmful to the vitality of the town centre, but considered that control to prevent other less appropriate uses should be imposed.

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 This consent shall inure for the benefit of the Tax Assist Accountants Franchise only and should this use cease the lawful use of the premises shall revert to A1 retail only.

Report Item No: 6

APPLICATION No:	EPF/1661/11
SITE ADDRESS:	Spotted Dog 2 Ivy Chimneys Road Epping Essex CM16 4EL
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	Demolition of existing public house and construction of an eight unit residential development.
DECISION:	Deferred

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=530390

Members considered that there was merit in the application but were concerned regarding existing highway and parking problems in Ivy Chimneys Road. They deferred the application to enable discussions with the Highway Authority and the Applicant with regard to whether the proposed £40,000 contribution could be used to improve the highway problems for the benefit of the whole community rather than on the suggested Play facilities improvements. It was suggested that a Highways Officer should also attend the next meeting to explain the highway issues.