

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: District Development Control **Date:** 27 March 2013
Committee

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.55 pm
High Street, Epping

Members Present: A Boyce (Vice-Chairman), C Finn, Mrs S Jones, J Markham, R Morgan, J Philip, Mrs M Sartin, Mrs P Smith, D Stallan, Mrs L Wagland and Ms S Watson

Other

Councillors: K Avey and C Whitbread

Apologies: B Sandler, J Knapman, Ms Y Knight, Mrs C Pond and J Wyatt

Officers Present: J Shingler (Principal Planning Officer), S G Hill (Senior Democratic Services Officer) and S Mitchell (PR Website Editor)

VICE CHAIRMAN IN THE CHAIR

33. 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.

34. VICE CHAIRMAN FOR THE MEETING

Resolved:

That in the absence of the Chairman, Councillor R Morgan be appointed as Vice Chairman for the duration of the meeting

35. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)

The Committee noted that following substitutions for the meeting:

- (i) Councillor L Wagland for Councillor J Knapman
- (ii) Councillor D Stallan for Councillor Y Knight
- (iii) Councillor M Sartin for Councillor J Wyatt

36. DECLARATIONS OF INTEREST

The following Councillors declared a personal interest in item 9 – 49 Hainault Road, Chigwell by virtue of the applicant being a member of the same political group: Councillors D Sallan, P Smith, S Watson, J Philip, L Wagland, A Boyce and S Jones. The Councillors had determined they would remain in the meeting for the duration of and voting on the application.

37. MINUTES

Resolved:

That the minutes of the meeting held on 30 January 2013 be taken as read and signed by the Chairman as a correct record.

38. ANY OTHER BUSINESS

The committee noted that with the permission of the Chairman, a late item of business had been admitted to the meeting, that being a proposal for extensions to a property at 5 Roding View, Buckhurst Hill.

39. PLANNING APPLICATION EPF/2214/12 - PROPOSED TWO STOREY AND SINGLE STOREY SIDE EXTENSION AT 5 RODING VIEW, BUCKHURST HILL

The Committee considered an application which had been referred from Area Planning Subcommittee South at its meeting on 13 March 2013, which had been admitted by the Chairman to this meeting as a supplementary item with a recommendation to refuse planning permission.

The application sought two storey and single storey side extension to 5 Roding View, Buckhurst Hill.

The committee were of the view that a site visit was required to the site and agreed to defer consideration of the matter until the next meeting to enable such a visit to take place.

Resolved:

That a site visit be arranged for application EPF/2214/12 before the next meeting of the Committee.

40. PLANNING APPLICATION EPF/1996/12 - VALLEY VIEW, CURTIS MILL LANE, STAPLEFORD ABBOTTS - PART RETROSPECTIVE APPLICATION FOR THE CHANGE OF USE OF LAND TO INCLUDE STATIONING OF CARAVANS FOR OCCUPATION BY GYPSY-TRAVELLER FAMILY WITH NEW ACCESS, FENCING, GATES, HARDSTANDING, UTILITY BLOCK AND CESS POOL/SEPTIC TANK.

The Committee gave consideration to an application referred by Area Plans Subcommittee East at its meeting on 23 January 2013. The application sought a part retrospective approval for the change of use of land to include stationing of caravans for occupation with a new access, fencing, gates, hardstanding, utility block and cess pool/septic tank.

The Subcommittee had recommended to the Committee that due to the special circumstances put forward by the applicant and the unmet need for such pitches the application should be granted.

The applicant declined the opportunity to address the Committee.

The Committee were of the view that they did not have a detailed statement from the applicant addressing their special circumstances and that information supplied by the applicant of a local connection and child in a local school was not sufficient to outweigh the harm to the Green Belt caused by the development. The committee

also were of the view that the emerging local plan would be able to demonstrate that there was a five year supply of such sites. The committee also considered the site was in an unsustainable location.

The committee therefore voted on and approved a motion to refuse permission.

Resolved:

That planning application EPF/1996/12 at Valley View, Curtis Mill Lane, Stapleford Abbots be refused for the following reason:

(1) The proposal is inappropriate development in the Metropolitan Green Belt, by definition harmful. In addition due to the isolated, open and prominent nature of this particular site the development has a significant and harmful impact on openness and on the character and visual amenity of the rural area, that can not be overcome by conditions. The circumstances put forward by the applicant are not sufficient to clearly outweigh this harm and the development is therefore contrary to policies GB2a, CP2 and LL2 of the adopted Local Plan and Alterations which are in accord with the National Planning Policy Framework.

41. PLANNING APPLICATION EPF/2430/12 - 49 HAINAULT ROAD, CHIGWELL - FRONT PORCH AND FIRST FLOOR REAR EXTENSION (AMENDMENT TO EPF/1433/10)

The Committee considered and approved an application for alterations to an existing permission at 49 Hainault Road, Chigwell. The application was before the Committee as the site was the residence of a District Councillor. No local objections had been made to the application.

Resolved:

That planning application EPF/2430/12 at 49 Hainault Road, Chigwell 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 detail provided on the application forms and approved drawings, no construction works above ground level shall take place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such approved details.

Reason:- To ensure a satisfactory appearance in the interests of visual amenity.

(3) Prior to first occupation of the development hereby approved, the proposed window opening(s) in the flank elevation(s) at first and second floor levels shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7 metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.

Reason: To prevent overlooking and loss of privacy to the occupants of neighbouring properties.

(4) Prior to the first occupation of the extensions hereby approved, privacy screens shall be erected to both sides of the rear balcony hereby approved, to a height of 1.7m above the balcony floor level.

Reason: to prevent excessive overlooking of neighbouring properties.

42. PLANNING PROTOCOL - SITE VISITS

The Committee discussed a report which had arisen from a meeting of the District Development Control Chairman and Vice Chairman.

The Committee noted that the report and the draft guidance notes for Councillors and applicants, agents and interested parties had arisen as a result of concerns expressed by some Councillors about the procedures for undertaking planning site visits.

Members were asked to approve the draft guidance notes which were accepted subject to some minor amendments. It was the intention, after consideration by this Committee, that an item would be placed on each future Planning Subcommittee agenda to reiterate the process for future site visits. The Committee was informed that the guidance notes would also be sent to Councillors, applicants and objectors (if known) when a site visit was organised.

In addition the guidance would be published on the Council's website.

The Committee discussed the planning process generally and, in particular the need for site visits.

RESOLVED:

(1) That, subject to the views of the Standards Committee, the guidance on undertaking planning site visits as amended by the District Development Control Committee be agreed for inclusion as supplementary information in the Council's Planning Protocol;

(2) That the Planning Subcommittees be asked to note this guidance in undertaking future site visits and an item placed on their forthcoming agenda on the matter;

(3) That this guidance be published on the Council's website, sent to members, applicants and objector (if known) when a site visit is organised.

CHAIRMAN