

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Sub-Committee **Date:** 21 November 2018
South

Place: Council Chamber - Civic Offices **Time:** 7.30 - 8.55 pm

Members Present: D Sunger (Chairman), A Patel (Vice-Chairman), R Baldwin, R Brookes, G Chambers, S Heap, R Jennings, J Jennings, A Lion, L Mead, G Mohindra, S Murray, S Neville, M Owen, C P Pond, C C Pond, C Roberts, D Roberts, J Share-Bernia and D Wixley

Other Councillors: None.

Apologies: A Beales, K Chana, H Kauffman, J Knapman and B Sandler

Officers Present: S Solon (Principal Planning Officer), V Messenger (Democratic Services Officer) and G Woodhall (Senior Project Manager)

47. 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.

48. MINUTES

RESOLVED:

That the minutes of the Sub-Committee meeting held on 24 October 2018 be taken as read and signed by the Chairman as a correct record.

49. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor C C Pond declared a non-pecuniary interest in the following item of the agenda by virtue of being slightly acquainted with the family who was objecting. The Councillor had determined that he would remain in the meeting for the consideration and voting thereon:

- EPF/2019/18 – 229 Fencepiece Road, Chigwell

(b) Pursuant to the Council's Code of Member Conduct, Councillor C C Pond declared a non-pecuniary interest in the following item of the agenda by virtue of being slightly acquainted with the applicants. The Councillor had determined that he would remain in the meeting for the consideration and voting thereon:

- EPF/2624/18 – 12 Albion Park, Loughton

(c) Pursuant to the Council's Code of Member Conduct, Councillor J Jennings declared a non-pecuniary interest in the following item of the agenda by virtue of being the next door neighbour as her house was to the rear of the application site. The Councillor had determined that she would leave the meeting for the consideration and voting thereon:

- EP/1950/18 – Woodberrie, Kings Hill, Loughton

(d) Pursuant to the Council's Code of Member Conduct, Councillor J Jennings declared a non-pecuniary interest in the following item of the agenda by virtue of being acquainted with the applicants. The Councillor had determined that she would remain in the meeting for the consideration and voting thereon:

- EPF/2624/18 – 12 Albion Park, Loughton

(e) Pursuant to the Council's Code of Member Conduct, Councillor S Neville declared a non-pecuniary interest in the following item of the agenda by virtue of being acquainted with the applicants. The Councillor had determined that he would remain in the meeting for the consideration and voting thereon:

- EPF/2624/18 – 12 Albion Park, Loughton

(f) Pursuant to the Council's Code of Member Conduct, Councillor R Jennings declared a non-pecuniary interest in the following item of the agenda by virtue of being the next door neighbour as his house was to the rear of the application site. The Councillor had determined that he would leave the meeting for the consideration and voting thereon:

- EP/1950/18 – Woodberrie, Kings Hill, Loughton

(g) Pursuant to the Council's Code of Member Conduct, Councillor R Jennings declared a non-pecuniary interest in the following item of the agenda by virtue of knowing both the applicants and had worked extensively with the registered speaker on a professional basis. The Councillor had determined that he would leave the meeting for the consideration and voting thereon:

- EPF/2624/18 – 12 Albion Park, Loughton

(h) Pursuant to the Council's Code of Member Conduct, Councillor M Owen declared a non-pecuniary interest in the following item of the agenda by virtue of living nearby and being a member of the Hills Amenity Society, which had objected to this application. The Councillor had determined that he would remain in the meeting for the consideration and voting thereon:

- EPF/1950/18 – Woodberrie, Kings Hill, Loughton

(i) Pursuant to the Council's Code of Member Conduct, Councillor D Wixley declared a non-pecuniary interest in the following item of the agenda by virtue of knowing the applicant. The Councillor had determined that he would remain in the meeting for the consideration and voting thereon:

- EPF/2624/18 – 12 Albion Park, Loughton

(j) Pursuant to the Council's Code of Member Conduct, Councillor C P Pond declared a non-pecuniary interest in the following item of the agenda by virtue of

knowing the applicant for many years. The Councillor had determined that she would leave the meeting for the consideration and voting thereon:

- EPF/2624/18 – 12 Albion Park, Loughton

50. ANY OTHER BUSINESS

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

51. EPPING FOREST DISTRICT LOCAL PLAN SUBMISSION VERSION - PLANNING POLICY BRIEFING NOTE

It was noted that the Epping Forest District Local Plan Submission Version Planning Policy Briefing note was available at:

http://www.efdclocalplan.org/wpcontent/uploads/2018/03/Planning-Policy-Briefing-Note_Mar-2018.pdf

52. DEVELOPMENT CONTROL

(a) Site Visits

It was noted that the following formal site visit was requested by members, and agreed by the Committee, prior to the consideration and determination of the remaining applications:

- EPF/2040/18 – 69 Church Hill, Loughton

(b) Planning Applications

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

RESOLVED:

That the planning applications numbered 1 – 5 be determined as set out in the attached schedule to these minutes.

53. PROBITY IN PLANNING - APPEAL DECISIONS, 1ST APRIL TO 30TH SEPTEMBER 2018

The Sub-Committee received a report regarding Probity in Planning – Appeal Decisions from 1 April 2018 to 30 September 2018.

In compliance with the recommendation of the District Auditor, the report advised the decision-making committees of the results of all successful allowed appeals (i.e. particularly those refused by committee contrary to officer recommendation). The purpose was to inform the Committee of the consequences of its decisions in this respect and, in cases where the refusal was found to be unsupportable on planning grounds, an award of costs might have been made against the Council.

Since 2011/12, there were two local indicators, one of which measured all planning application type appeals as a result of committee reversals of officer recommendations (GOV008), and the other which measured the performance of officer recommendations and delegated decisions (GOV007).

Over the six-month period between 1 April 2018 and 30 September 2018, the Council received 58 decisions on appeals (53 of which were planning related appeals, the other 5 were enforcement related).

GOV07 and 08 measured planning application decisions and out of a total of 53, 11 were allowed and 1 was part allowed (22.6%). Broken down further, GOV07 performance was 7 (including 1 part allowed) out of 41 allowed (17.1%) and GOV08 performance was 5 out of 12 (41.7%).

Out of the planning appeals that arose from decisions of the Committee to refuse contrary to the recommendation put to them by officers during the 6-month period, 2 appeals were allowed and 3 were dismissed.

RESOLVED:

That the probity in Planning report covering the period 1 April 2018 to 30 September 2018 be noted.

CHAIRMAN