

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 12 March 2008

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 10.00 pm

Members Present: M Colling (Chairman), Mrs M McEwen (Vice-Chairman), Mrs D Collins, R Frankel, P Gode, A Green, Mrs A Grigg, Ms J Hedges, D Jacobs, D Kelly, R Morgan, G Pritchard, B Rolfe, Mrs P K Rush and D Stallan

Other Councillors:

Apologies: Mrs H Harding, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Officers Present: A Sebbinger (Principal Planning Officer), M Jenkins (Democratic Services Assistant) and G Woodhall (Democratic Services Officer)

76. 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.

77. 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.

78. MINUTES

RESOLVED:

That the minutes of the meeting held on 13 February 2008 be taken as read and signed by the Chairman as a correct record.

79. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs M McEwen declared a personal interest in the following items of the agenda by virtue of being acquainted with some of the local residents. The Councillor had determined that her interest was not prejudicial and that she would stay in the meeting for the consideration of the applications and voting thereon:

- EPF/0084/08 – Red Lion, The Street, High Ongar, Ongar

- EPF/0085/08 – Red Lion, The Street, High Ongar, Ongar

(b) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following item of the agenda by virtue of being a member of Ongar Town Council. The Councillor had determined that his interest was not prejudicial and that he would stay in the meeting for the consideration of the application and voting thereon:

- EPF/2700/08 – Rear of 4 to 45, Acres Avenue, Ongar

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs A Grigg and D Stallan declared personal interests in the following item of the agenda, by virtue of being members of North Weald Parish Council. The Councillors had determined that their interests were not prejudicial and that they would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0174/08 – North Weald Airfield, North Weald, Epping

(d) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda, by virtue of being the Housing Portfolio Holder. The Councillor had determined that his interest was prejudicial and that he would leave the meeting for the consideration of the application and voting thereon:

- EPF/2700/08 – Rear of 4 to 45, Acres Avenue, Ongar

80. ANY OTHER BUSINESS

The Chairman informed the Sub-Committee that a public meeting was being held regarding the recent planning decision made in respect of St. Margaret's Hospital, Epping. The meeting was taking place at Epping Hall on 17 March 2008 starting at 5.30p.m. and ending at 8.30p.m. Staff from the District Council's Planning Services were attending the meeting to answer questions from the public. Members of the Sub-Committee were urged to attend.

81. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 - 10 be determined as set out in the schedule attached to these minutes.

82. 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/0084/08
SITE ADDRESS:	Red Lion The Street High Ongar Ongar Essex CM5 9NB
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Works to convert public house to a restaurant including a single storey rear extension for storage and conservatory to rear.
DECISION:	Granted Permission (With Conditions)

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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 3 Prior to first occupation of the building hereby approved the proposed window and door openings in west flank of the building shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 4 Prior to the commencement of development details of screen walls, fences or such similar structures shall be agreed in writing by the Local Planning Authority, and shall be erected before the occupation of any of the dwellings hereby approved and maintained in the agreed positions.
- 5 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.
- 6 Prior to the commencement of the development details of the proposed surface materials for the car park shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
- 7 Prior to commencement of the development hereby approved, details shall be submitted for approval in writing to the Local Planning Authority of a ventilation,

fume extraction and odour control system which shall be in place and operational prior to the first use of the premises as approved.

- 8 Prior to the commencement of the development, details of soundproofing that will prevent noise transmission from the proposed ground floor function room to surrounding neighbouring properties shall be submitted and agreed in writing by the Local Planning Authority (LPA). These measures shall be implemented and thereafter retained unless the LPA gives its written consent to any variation.

Report Item No: 2

APPLICATION No:	EPF/0085/08
SITE ADDRESS:	Red Lion The Street High Ongar Ongar Essex CM5 9NB
PARISH:	High Ongar
WARD:	High Ongar, Willingale and the Rodings
DESCRIPTION OF PROPOSAL:	Grade II listed building application for the conversion of public house to a restaurant including a single storey rear extension for storage and conservatory to rear.
DECISION:	Granted Permission (With Conditions)

CONDITIONS

- 1 The works hereby permitted must be begun not later than the expiration of three years, beginning with the date on which the consent was granted.
- 2 In the first floor central room, the extent of new openings shall be agreed in writing with the LPA following removal of finishes and inspection of the fabric.
- 3 The window to be removed at ground floor for access into the conservatory shall be reused in a location to be agreed in writing with the LPA.
- 4 Further details of new windows, doors, eaves, verges and sills shall be submitted to and approved by the LPA.
- 5 Samples of materials shall be submitted to and approved by the LPA.
- 6 A sample panel of brickwork shall be constructed on site to show the brick bond, mortar and pointing profile, to be approved by the LPA.
- 7 Further details of any proposed hard landscaping shall be submitted to and approved by the LPA.

Report Item No: 3

APPLICATION No:	EPF/0201/08
SITE ADDRESS:	Gallmans End Farm Manor Road Lambourne Romford Essex RM4 1NA
PARISH:	Lambourne
WARD:	Lambourne
DESCRIPTION OF PROPOSAL:	Use of building G1 as B1 use for the manufacturing of sofas.
DECISION:	Granted Permission (With Conditions)

The Committee's attention was drawn to a letter from the Parish Council, correcting an error within the representation.

CONDITIONS

- 1 The premises shall be used solely for B1 use and for no other purpose (including any other purpose in Class B2 of the Schedule to the Town & Country Planning (Use Classes) Order 2005, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.
- 2 The B1 use hereby permitted shall not be open to staff and employees outside the hours of 8am to 6pm on Monday to Friday, 8am to 1pm on Saturdays and not at all on Sundays or public holidays.
- 3 Vehicle movements shall not be increased above the levels detailed within the application hereby approved.

Report Item No: 4

APPLICATION No:	EPF/0027/08
SITE ADDRESS:	Malting Barn Matching Green Matching Essex CM17
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Separation of the Malting Barn to be used as a separate dwelling. (Revised application)
DECISION:	Refused Permission.

REASONS FOR REFUSAL

- 1 This site is within the Metropolitan Green Belt. This proposal is at odds with policy GB8A of the Adopted Local Plan and Alterations in that the use of this building as a separate dwelling would have a significant impact on the Metropolitan Green Belt and would fail to accord with the objectives of the Metropolitan Green Belt, contrary to policy GB2A of the Adopted Local Plan and Alterations.
- 2 The separation of this unit into a separate residential dwelling would give use to increased activity and would be detrimental to the amenities of surrounding residential properties, contrary to policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 5

APPLICATION No:	EPF/0174/08
SITE ADDRESS:	North Weald Airfield North Weald Epping Essex
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Continued use of part of airfield for Saturday and Bank Holiday outdoor markets with associated parking (Renewal of EPF/1631/00 for a period of five years).
DECISION:	Granted Permission Temporary Consent (5 years)

CONDITIONS

- 1 This consent shall inure for a limited period expiring 5 (five) years from the date of this notice, at which time the development permitted shall be discontinued.

Report Item No: 6

APPLICATION No:	EPF/2700/07
SITE ADDRESS:	Rear of 4 to 45, Acres Avenue Ongar Essex
PARISH:	Ongar
WARD:	Shelley
DESCRIPTION OF PROPOSAL:	Construction of 18 no. residential units with parking. (Revised application)
DECISION:	Refused Permission

The Committee's attention was drawn to a representation from Ongar Town Council, and letters of representation from 14 Acres Avenue, Ongar and 74 Queensway, Ongar.

REASONS FOR REFUSAL

- 1 The development, by reason of its siting, bulk, massing and position, in particular the proximity of the proposed flats to dwellings in Queensway, would represent an overdevelopment of the site and would be detrimental to the amenities of existing surrounding residential properties. This would be contrary to policies CP7, DBE1, DBE2 and DBE9 of the Adopted Local Plan and Alterations.

Report Item No: 7

APPLICATION No:	EPF/0045/08
SITE ADDRESS:	15 Red Oaks Mead Theydon Bois Epping Essex CM16 7LA
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Two storey and single storey rear extensions.
DECISION:	Granted Permission (With Conditions)

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 extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the development hereby permitted without the prior written approval of the Local Planning Authority.

Report Item No: 8

APPLICATION No:	EPF/0053/08
SITE ADDRESS:	21 Elizabeth Drive Theydon Bois Essex CM16 7HJ
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Two storey side/rear extension and single storey rear extension.
DECISION:	Granted Permission (With Conditions)

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 extension, shall match those of the existing building.
- 3 Prior to first occupation of the building hereby approved the proposed window openings in first floor flank elevation shall be fitted with obscured glass and have fixed frames, and shall be permanently retained in that condition.
- 4 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting that Order) no enclosure or balcony shall be formed at any time on any part of the roof of the development hereby approved without the prior written approval of the Local Planning Authority.
- 5 Prior to the commencement of the development details of the proposed surface materials for the driveway shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.

Report Item No: 9

APPLICATION No:	EPF/0152/08
SITE ADDRESS:	25 Piercing Hill Theydon Bois Epping Essex CM16 7JW
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	First floor rear extension.
DECISION:	Granted Permission (With Conditions)

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 extension, shall match those of the existing building.
- 3 The development shall be carried out solely in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.

Report Item No: 10

APPLICATION No:	EPF/0153/08
SITE ADDRESS:	25 Piercing Hill Theydon Bois Epping Essex CM16 7JW
PARISH:	Theydon Bois
WARD:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Raise roof and erection of rear dormer windows. (Revised application)
DECISION:	Granted Permission (With Conditions)

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 extension, shall match those of the existing building.
- 3 The development shall be carried out solely in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.

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