

## **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee West   **Date:** 16 April 2008

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 8.20 pm

**Members Present:** J Wyatt (Chairman), R Bassett, Mrs P Brooks, Mrs R Gadsby, Mrs M Sartin, Mrs P Smith, Ms S Stavrou and A Watts

**Other Councillors:**

**Apologies:** Mrs A Cooper, Mrs J Lea and Mrs E Webster

**Officers Present:** S Solon (Principal Planning Officer), A Hendry (Democratic Services Officer) and M Jenkins (Democratic Services Assistant)

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### **86. 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.

### **87. APPOINTMENT OF VICE CHAIRMAN**

With the agreement of the Sub-committee, Councillor Mrs Stavrou was appointed Vice Chairman for the duration of the meeting.

### **88. WELCOME AND INTRODUCTION**

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

### **89. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs P Brooks declared personal interest in agenda items 7 (1) (EPF/2566/07 12 Highbridge Street, Waltham Abbey) and 7(2) (EPF/0203/08 – 12 Highbridge Street, Waltham Abbey) by virtue of being a members of the Town Council Planning Committee. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the items.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs S Stavrou declared a personal interest in agenda items 7 (1) (EPF/2566/07 12 Highbridge Street, Waltham Abbey) and 7 (2) (EPF/0203/08 12 Highbridge Street, Waltham Abbey) by virtue of being a member of the Town Council Planning Committee. The

Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs R Gadsby declared a personal interest in agenda items 7 (1) (EPF/2566/07 12 Highbridge Street, Waltham Abbey) and 7 (2) (EPF/0203/08 12 Highbridge Street, Waltham Abbey) by virtue of being a member of the Town Council Planning Committee. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

**90. MINUTES**

**RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 19 March 2008 be taken as read and signed by the Chairman as a correct record.

**91. ANY OTHER BUSINESS**

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

**92. DEVELOPMENT CONTROL**

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

**RESOLVED:**

That, Planning applications numbered 1 – 2 be determined as set out in the annex to these minutes.

**93. DELEGATED DECISIONS**

The Sub-Committee noted that details of planning applications determined by the Head of Planning Economic Development under delegated authority since the last meeting had been circulated to all members and were available for inspection at the Civic Offices.

**CHAIRMAN**

**Report Item No: 1**

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|---------------------------------|--|
| <b>APPLICATION No:</b>          | EPF/2566/07  |
| <b>SITE ADDRESS:</b>            | 12 Highbridge Street<br>Waltham Abbey<br>Essex<br>EN9 1DG  |
| <b>PARISH:</b>                  | Waltham Abbey  |
| <b>WARD:</b>                    | Waltham Abbey South West   |
| <b>DESCRIPTION OF PROPOSAL:</b> | New build three storey property with A1 use on ground floor and residential, two flats to first and second floors. (Amended application) |
| <b>DECISION:</b>                | Refuse Permission  |

**REASON FOR REFUSAL**

- 1 By reason of its excessive bulk, height and poor design the proposed building would fail to preserve the character and appearance of the Waltham Abbey Conservation Area and is therefore contrary to Local Plan and Alterations, policies CP2, CP7, HC6 and HC7 and national planning guidance given in "PPG15: Planning and the Historic Environment".
- 2 By reason of its excessive bulk, height and poor design the proposed building would have an overbearing, inappropriately dominant unsympathetic relationship with adjacent Grade II listed buildings and would therefore adversely affect their setting, contrary to Local Plan and Alterations policies CP2, CP7, HC12 and national planning guidance given in "PPG15: Planning and the Historic Environment".
- 3 The proposed building would cause an excessive loss of amenity to the occupants of adjacent buildings, especially by causing an unacceptable degree of overlooking of those buildings, contrary to Local Plan and Alterations policy DBE9.

**Report Item No: 2**

|                                 |   |
|---------------------------------|---|
| <b>APPLICATION No:</b>          | EPF/0230/08   |
| <b>SITE ADDRESS:</b>            | 12 Highbridge Street<br>Waltham Abbey<br>Essex<br>EN9 1DG |
| <b>PARISH:</b>                  | Waltham Abbey   |
| <b>WARD:</b>                    | Waltham Abbey South West                                  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Conservation Area Consent for demolition of building.     |
| <b>DECISION:</b>                | Refuse Permission   |

**REASON FOR REFUSAL**

- 1 The demolition of 12 Highbridge Street has resulted in the loss of a building that made a significant contribution to the character and appearance of the Waltham Abbey Conservation Area in the absence of any redevelopment proposal that would preserve or enhance the character or appearance of the Conservation Area. The demolition of the building therefore causes harm to the character and appearance of the Conservation Area, contrary to Local Plan and Alterations policies CP2 and HC9 and national planning guidance given in "PPG15: Planning and the Historic Environment".