

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 4 November 2009

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.33 pm

Members Present: M Colling (Chairman), G Pritchard (Vice-Chairman), A Boyce, Mrs D Collins, R Frankel, P Gode, Mrs A Grigg, D Jacobs, Mrs M McEwen, R Morgan, J Philip, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors:

Apologies: A Green and Ms J Hedges

Officers Present: G Courtney (Planning Officer), R Perrin (Democratic Services Assistant) and D Clifton (Webcast Officer [IT])

58. 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.

59. 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.

60. MINUTES

RESOLVED:

That the minutes of the Sub-Committee held on 14 October 2009 be taken as read and signed by the Chairman as a correct record.

61. DECLARATIONS OF INTEREST

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

- EPF/1311/09 Land Adjacent 68 York Road, Blenheim Way, North Weald

(b) Pursuant to the Council's Code of Member Conduct, Councillor M Colling declared a personal interest in the following item of the agenda by virtue of the proximity of his property to the application site and that he had objected to the original planning application. He had determined that his interest in the current application was not a prejudicial one as it related to a matter of detail and did not relate to the original consent. He had determined therefore that he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/1744/09 19-23 High Street, Epping

(c) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda to avoid any further possible public misinterpretation of his position and declared that he did not have any kind of involvement in the development of the site. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1744/09 19-23 High Street, Epping

62. ANY OTHER BUSINESS

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

63. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 4 be determined as set out in the schedule attached to these minutes.

64. 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/1271/09
SITE ADDRESS:	The Green Man School Road Toot Hill Ongar Essex CM5 9SD
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Replacement of former stables with accommodation block and rear extension to form conservatory and storage.
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed accommodation block is inappropriate development in the Green Belt, by definition harmful, additionally the position, size, and scale of the accommodation block would have a materially greater impact on the openness of the Green Belt than the stable building and hedgerow that it would replace, and would therefore be physically harmful to the openness of the Green Belt. No very special circumstances sufficient to outweigh this harm have been demonstrated. The proposal is therefore contrary to policy GB2A of the Adopted Local Plan and Alterations.
- 2 The proposed accommodation block due to its size and position within the site and its detailing, including the uncharacteristic dormer windows within the roof, is considered out of character with the rural location and harmful to visual amenity contrary to policy DBE4 and of the Adopted Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/1311/09
SITE ADDRESS:	Land adjacent 68 York Road Blenheim Way North Weald Essex CM16 6HT
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	The construction of hardstanding for car parking
DECISION:	Grant Permission (Subject to S106)

The Committee agreed to grant permission, subject to a variation in the original s106 agreement to show the amended layout.

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 Prior to the commencement of works the applicant shall submit and have approved in writing by the Local Planning Authority a Construction Method Statement. This Statement shall include detail of any storage compound, contractor and visitor parking, location of wheel washing facility and details of main access. This statement shall set out working hours for contractors operating onsite and detail any Membership to a Considerate Constructors Scheme.
- 3 Before the commencement of the development or of any works on the site, and concurrently with the detailed design plans, a tree survey shall be submitted to the Local Planning Authority. The survey shall contain relevant details on all trees on or adjacent to the site, and with a stem diameter of 100mm or greater, to include the following:
 - (a) Reference number, species, location, girth or stem diameter, and accurately planned crown spread.
 - (b) An assessment of condition, and value.
 - (c) Existing ground levels, including contours where appropriate, adjacent to trees, where nearby changes in level, or excavations, are proposed.
 - (d) Trees to be removed in conjunction with the proposed development shall be clearly marked as such on a plan.
- 4 The development, including site clearance, must not commence until a tree protection plan, to include all the relevant details of tree protection has been submitted to the Local Planning Authority and approved in writing.

The statement must include a plan showing the area to be protected and fencing in accordance with the relevant British Standard (Trees in Relation to Construction-

Recommendations; BS.5837:2005). It must also specify any other means needed to ensure that all of the trees to be retained will not be harmed during the development, including by damage to their root system, directly or indirectly.

The statement must explain how the protection will be implemented, including responsibility for site supervision, control and liaison with the LPA.

The trees must be protected in accordance with the agreed statement throughout the period of development, unless the Local Planning Authority has given its prior written consent to any variation.

- 5 Prior to the commencement of the development details of the proposed surface materials parking area shall be submitted to and approved in writing by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first use of the development.
- 6 All construction/demolition works and ancillary operations (which includes deliveries and other commercial vehicles to and from the site) which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

Report Item No: 3

APPLICATION No:	EPF/1339/09
SITE ADDRESS:	22 Forest Drive Fyfield Ongar Essex CM5 0TP
PARISH:	Fyfield
WARD:	Moreton and Fyfield
DESCRIPTION OF PROPOSAL:	To convert existing carport into garage through installation of timber door across opening.
DECISION:	Grant 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 Prior to commencement of works, details of the proposed door (including materials, design and colour) shall be submitted to and approved in writing by the Local Planning Authority, and retained thereafter.

Report Item No: 4

APPLICATION No:	EPF/1744/09
SITE ADDRESS:	19-23 High Street Epping Essex CM16 4AY
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Installation of electricity sub-station to comply with utility company (EDF) requirements in connection with approved sheltered housing development. (Revised application with alterations to height and position of sub-station.)
DECISION:	Refuse Permission

REASON FOR REFUSAL

- 1 The proposed building due to its height and bulk and its siting close to the boundaries of adjacent residential properties will have an overbearing visual impact, harmful to the residential amenity of the occupants of 5, 6 and 7 Beech Place, contrary to policies DBE2 and DBE9 of the Adopted Local Plan and Alterations.

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