

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee B **Date:** 20 July 2005

Place: Civic Offices, Epping **Time:** 7.30 - 8.45 pm

Members Present: M Colling (Chairman), A Green (Vice-Chairman), R Glozier, Mrs A Grigg, S Metcalfe, Mrs S Perry, Mrs P K Rush, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: (none)

Apologies: (none)

Officers Present: B Land (Assistant Head of Planning and Economic Development) and G J Woodhall (Democratic Services Assistant)

10. 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. The Sub-Committee noted the advice provided for the public and speakers in attendance at Council Planning Sub-Committee meetings.

11. MINUTES

The Head of Research and Democratic Services informed the Sub-Committee that in an effort to reduce printing costs and help the Council achieve its Gershon efficiency targets, the minutes of the last meeting had not been reproduced on the agenda. The minutes were freely available for viewing in the Local Democracy section of the Council's website, and all members of the Sub-Committee had been sent an advisory e-mail when the minutes were published containing a link to view the minutes on the Council's intranet.

Members of the Sub-Committee expressed concern about this approach being implemented at the current time. Training had yet to be organised for Councillors in the use of the new Committee Management System, and some felt that this approach should not be taken until the proposed ICT grants had been implemented to allow Councillors to purchase or upgrade their computer equipment.

RESOLVED:

- (1) That, for the immediate future, minutes from the previous meeting of the Sub-Committee be reproduced on the agenda; and
- (2) That the minutes from the meeting held on 22 June 2005 be considered at the next meeting of the Sub-Committee on 17 August 2005.

12. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Perry, C Whitbread and J M Whitehouse declared a personal interest in the following items of the agenda for the meeting, by virtue of each being a member of Epping Town Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/478/05 - Thatched House Hotel, 236 High Street, Epping;
- A/EPF/526/05 - Thatched House Hotel, 236 High Street, Epping;
- LB/EPF/544/05 - Thatched House Hotel, 236 High Street, Epping;
- EPF/517/05 - Roseburn Cottage, 3 Fiddlers Hamlet, Epping;
- EPF/716/05 - Costa Coffee, 189 High Street, Epping; and
- EPF/893/05 - 33 Laburnum Road, Coopersale, Epping.

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

- EPF/649/05 - 36 High Road, North Weald.

(c) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda for the meeting, by virtue of being an acquaintance of the applicant. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/649/05 - 36 High Road, North Weald.

13. ANY OTHER BUSINESS

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

14. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1-7 be determined as set out in the schedule attached to these minutes.

15. 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

1. **APPLICATION NO:** EPF/478/05 **PARISH** Epping

SITE ADDRESS:

Thatched House Hotel, 236 High Street, Epping

DESCRIPTION OF PROPOSAL:

Partial demolition of rear of Thatched House Hotel and erection of 14 No. new build apartments with basement parking. (Revised application.)

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Prior to any occupation of the building hereby approved full details of the parking arrangement and access and egress thereto shall be submitted to and approved in writing by the Local Planning Authority and the system approved shall be installed and thereafter maintained as approved.

This consent shall also be subject to the entering of a variation to the Section 106 Legal Agreement to ensure a sum of £20,000 shall be paid by the developer to the Local Planning Authority to be put towards Town Centre improvements.

2. **APPLICATION NO:** A/EPF/526/05 **PARISH** Epping

SITE ADDRESS:

Thatched House Hotel, 236 High Street, Epping

DESCRIPTION OF PROPOSAL:

Advertisement application for illuminated and non-illuminated fascia, hanging projecting sign and menu box sign.

GRANTED SUBJECT TO:

1. The development shall be carried out in accordance with the amended plans received on 20 May 2005 unless otherwise agreed in writing with the Local Planning Authority.
2. The maximum luminance of the signs granted consent by this Notice shall not exceed 800 candelas per square metre.

3. **APPLICATION NO:** LB/EPF/544/05 **PARISH** Epping

SITE ADDRESS:

Thatched House Hotel, 236 High Street, Epping

DESCRIPTION OF PROPOSAL:

Grade II Listed Building application for illuminated and non-illuminated signage.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. The development shall be carried out in accordance with the amended plans received on 20 May 2005 unless otherwise agreed in writing with the Local Planning Authority.
3. No lights may be moved or added without the prior written approval of the Local Planning Authority.

4. **APPLICATION NO:** EPF/517/04 **PARISH** Epping

SITE ADDRESS:

Rosebarn Cottage, 3 Fiddlers Hamlet, Epping

DESCRIPTION OF PROPOSAL:

Single storey link extension to existing garage. Change of use of garage to bedroom accommodation.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials shall match existing.

5. **APPLICATION NO:** EPF/716/04 **PARISH** Epping

SITE ADDRESS:

Costa Coffee, 189 High Street, Epping

DESCRIPTION OF PROPOSAL:

Retrospective application for change of use to coffee shop (A1/A3).

GRANTED SUBJECT TO:

1. The premises shall be used solely as an A1/A3 mixed use and at no time shall become an A3 use only, without the prior written approval of the Local Planning Authority.
2. No deliveries or waste shall be taken to or from the site outside the hours of 07.30 and 19.30 Mondays to Saturdays and not at all on Sundays or bank and public holidays.

6. **APPLICATION NO:** EPF/893/05 **PARISH** Epping

SITE ADDRESS:

33 Laburnum Road, Coopersale, Epping

DESCRIPTION OF PROPOSAL:

Two storey side and single storey rear extension. (Revised application).

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials shall match existing.
3. Balcony not to be formed.

7. **APPLICATION NO:** EPF/649/05 **PARISH** North Weald

SITE ADDRESS:

36 High Road, North Weald

DESCRIPTION OF PROPOSAL:

Change of use from A2 to mixed use A3 restaurant and A5 take-away and installation of fume extraction ducting/flue. (Revised application).

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. Materials shall match existing.
3. The use hereby permitted shall not be open to customers outside the hours of 9.00 am to 9.00 pm Monday to Saturday and not at all on Sundays or public holidays.
4. Prior to the commencement of the use hereby approved a scheme shall be submitted for litter bins on the forecourt area and approved in writing by the Local Planning Authority and installed prior to the first opening of the premises.
5. Equipment shall be installed to suppress and disperse fumes and/or smell produced by cooking and food preparation. The equipment shall be effectively operated and maintained for so long as the use continues. Details of the equipment shall be submitted to, and approved by, the Local Planning Authority and the equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use.
6. The rating level of noise (as defined by BS4142:1997) emitted from any kitchen extract unit, air conditioning and other mechanical plant shall not exceed 5dB(A) above the prevailing background noise level. The measurement position and assessment shall be made according to BS4142:1997.
7. Adequate provision for foul drainage from the kitchen shall be submitted to and approved by the Local Authority. Drains serving the kitchens in the development shall be fitted with a grease separator, as detailed in the Building Regulations

2000, Approved Document H (drainage and waste disposal) to comply with prEN 1825-1 and designed in accordance with prEN 1825-2 (installations for separation of grease) or other effective means of grease removal. The approved drainage shall be retained while the site is in use.

8. Prior to the premises being brought into use for the purposes hereby permitted, a scheme providing for the adequate storage of refuse from this use shall be submitted to and approved by the Local Planning Authority. The scheme shall be carried out and thereafter retained at all times.
9. The forecourt shall be kept clear of obstruction and used for the parking of vehicles only.