

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 14 April 2010

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.35 - 8.10 pm

Members Present: M Colling (Chairman), A Green, Mrs D Collins, Miss C Edwards, R Frankel, Mrs A Grigg, Ms J Hedges, D Jacobs, R Morgan, J Philip, B Rolfe, D Stallan, C Whitbread and J M Whitehouse

Other Councillors: -

Apologies: A Boyce, P Gode, Mrs M McEwen and Mrs J H Whitehouse

Officers Present: J Shingler (Principal Planning Officer), P Seager (Chairman's Secretary) and G J Woodhall (Democratic Services Officer)

113. 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.

114. 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 meetings.

115. ELECTION OF VICE-CHAIRMAN

In the absence of a Vice-Chairman, the Chairman requested nominations for the role of Vice-Chairman.

RESOLVED:

That Councillor J Philip be elected Vice-Chairman for the duration of the meeting.

116. MINUTES

RESOLVED:

That the minutes of the meeting held on 24 March 2010 be taken as read and signed by the Chairman as a correct record.

117. 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 members of North Weald Bassett 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/2285/09 143 High Road, North Weald.

118. ANY OTHER BUSINESS

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

119. DEVELOPMENT CONTROL

RESOLVED:

That the planning applications numbered 1 – 3 be determined as set out in the schedule attached to these minutes.

120. 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.

121. COUNCILLOR COLLING

The Sub-Committee thanked Councillor Colling for his endeavours as Chairman of the Sub-Committee over a number of years, and offered their best wishes for his move to Cornwall.

CHAIRMAN

Report Item No: 1

APPLICATION No:	EPF/2285/09
SITE ADDRESS:	143 High Road North Weald Epping Essex CM16 6EA
PARISH:	North Weald Bassett
WARD:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Retrospective application for the erection of first floor side extension and part single storey/part two storey rear extension. (Amended application to include pitched roof over previously approved flat roof on EPF/0477/09)
DECISION:	Grant Permission (With Conditions)

CONDITIONS:

1. Prior to first occupation of the building hereby approved the proposed window openings in the first floor flank wall shall be entirely fitted with obscured glass and have fixed frames to a height of 1.7metres above the floor of the room in which the window is installed and shall be permanently retained in that condition.
2. Materials to be used for the external finishes of the proposed extension shall match those of the existing building. Furthermore, within 3 months from the date of this decision the visible western flank wall of the single storey extension shall be rendered to match the main dwelling, and retained as such thereafter.

Report Item No: 2

APPLICATION No:	EPF/2399/09
SITE ADDRESS:	Former Millrite Engineering Site 151-156 London Road Stanford Rivers Ongar Essex CM5 9QF
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Scheme 2: Replacement of existing 2 storey dwelling and redevelopment of remainder of site to provide 3 additional 2 storey dwellings and associated garaging and amenity space (giving a total of 4 new houses).
DECISION:	Refuse Permission

REASON FOR REFUSAL:

1. The proposal amounts to conspicuous and inappropriate development in the Green Belt that would have an excessive adverse impact upon the openness, rural character and visual amenities of the Green Belt for which no very special circumstances exist. Accordingly, it is contrary to policies CP2, GB2A and GB7A of the adopted Local Plan and Alterations.

Report Item No: 3

APPLICATION No:	EPF/2400/09
SITE ADDRESS:	Former Millrite Engineering Site 151 -156 London Road Stanford Rivers Ongar Essex CM5 9QF
PARISH:	Stanford Rivers
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Scheme 1: Replacement of existing 2 storey dwelling and redevelopment of remainder of site to provide 3 additional 2 storey dwellings and associated garaging and amenity space (giving a total of 4 new houses)
DECISION:	Refuse Permission

REASONS FOR REFUSAL:

1. The proposal amounts to conspicuous and inappropriate development in the Green Belt that would have an excessive adverse impact upon the openness, rural character and visual amenities of the Green Belt for which no very special circumstances exist. Accordingly, it is contrary to policies CP2, GB2A and GB7A of the adopted Local Plan and Alterations.
2. By reason of its intrusion into an undeveloped gap between the previously developed part of the site and the Grade II listed Woodman PH, the development causes harm to the established character and the setting of that listed building contrary to policies CP2, DBE1, DBE4 and HC12 of the adopted Local Plan and Alterations.

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