

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 12 May 2010

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.35 pm

Members Present: A Green, A Boyce, Mrs D Collins, Miss C Edwards, P Gode, Ms J Hedges, D Jacobs, Mrs S Jones, Mrs M McEwen, R Morgan, J Philip, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: W Breare-Hall

Apologies:

Officers Present: J Shingler (Principal Planning Officer), A Hendry (Democratic Services Officer) and R Perrin (Democratic Services Assistant)

122. ELECTION OF CHAIRMAN AND VICE CHAIRMAN

With the absence of the Chairman and Vice Chairman, the Democratic Services Officer requested nominations from the Sub Committee for the role of Chairman and Vice Chairman.

RESOLVED:

- (1) That Councillor Mrs McEwen be elected Chairman for the duration of the meeting.
- (2) That Councillor J Philip be elected Vice Chairman for the duration of the meeting.

123. 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.

124. 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.

125. MINUTES

RESOLVED:

That the minutes of the meeting held on 14 April 2010 be taken as read and signed by the Chairman as a correct record.

126. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following item of the agenda by virtue of using the establishment, is acquainted with the applicant and is the Chairman of Matching Parish Council. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0515/10 – The Fox, Harlow Road, Matching Tye.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs McEwen declared a personal interest in the following item of the agenda. The Councillor had determined that her interest was not prejudicial and she would remain in the meeting for the consideration of the application and voting thereon:

- EPF/0515/10 – The Fox, Harlow Road, Matching Tye.

(c) Pursuant to the Council's Code of Member Conduct, Councillor Mrs Hedges declared a personal interest in the following item of the agenda, by virtue of being a member of Epping Town 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/0240/10 – The Brambles, 22A Lindsey Street, Epping.

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

- EPF/2423/10 – The Old Rectory, Mount Road, Theydon Mount.

(e) Pursuant to the Council's Code of Member Conduct, Councillor J Philip declared a personal interest in the following item of the agenda, by virtue of knowing a neighbour of the applicant. The Councillor had determined that his interest was not prejudicial and he would remain in the meeting for the consideration of the application and voting thereon:

- EPF/2423/10 – The Old Rectory, Mount Road, Theydon Mount.

127. ANY OTHER BUSINESS

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

128. DEVELOPMENT CONTROL**RESOLVED:**

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

129. 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

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Report Item No: 1

APPLICATION No:	EPF/2423/09
SITE ADDRESS:	The Old Rectory Mount Road Theydon Mount Epping Essex CM16 7PW
PARISH:	Theydon Mount
WARD:	Passingford
DESCRIPTION OF PROPOSAL:	Demolition of existing dwelling house and erection of a new 4 no. bedroom detached house and two car garage block. (Revised application)
DECISION:	Refuse Permission

Officer explained that the volume figure for the new dwelling was incorrect and should be approximately 820m³ or a 33.7% increase, not the 12% increase quoted, but that this was still considered appropriate for a house that has not previously been extended.

Members however, considered that the proposal was excessive in size and an inappropriate design for this Green Belt rural location and refused the application for the following reasons:

REASONS FOR REFUSAL

- 1 The proposed replacement house is materially greater in volume than that which it would replace and, due to its bulk and massing, would have a greater impact on the openness of the Green Belt than the existing house. The proposed house is therefore inappropriate development in the Green Belt, which is by definition harmful to it. No very special circumstances sufficient to outweigh the harm that would be caused by the development have been demonstrated by the applicant. Accordingly, the proposed house is contrary to policies GB2A and GB15A of the Epping Forest District Local Plan and Alterations.

- 2 By reason of its bulk, massing and unsympathetic design, the proposed replacement house would fail to respect the wider landscape setting of the site and would form a poor contrast with neighbouring buildings to the detriment of the established local character. It therefore conflicts with the adopted planning policy objectives of protecting the quality of the rural environment and safeguarding the visual amenities of the Green Belt. Accordingly, the proposed house conflicts with policies CP2, GB7A, DBE1, DBE4 and LL2 of the Epping Forest District Local Plan and Alterations.

Report Item No: 2

APPLICATION No:	EPF/0240/10
SITE ADDRESS:	The Brambles 22A Lindsey Street Epping Essex CM16 6RB
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Alterations to new dwelling house. (Revision to EPF/0489/04 and EPF/1298/09.)
DECISION:	Grant Permission (With Conditions)

CONDITIONS

- 1 Details and samples of the proposed roof tile, brick for chimneys, external cladding, doors and windows shall be submitted to the Local Planning Authority within 8 weeks of the date of this consent for approval in writing. The development shall be carried out in accordance with the approved details.
- 2 The reduction in roof height shown on the approved plans shall be commenced within 6 months of the date of this approval unless otherwise agreed in writing.
- 3 The applicant shall complete the approved alterations in accordance with the approved plans and details secured by condition within 12 months of this approval unless otherwise agreed in writing by the Local Planning Authority.
- 4 The applicant shall submit a detailed landscaping plan, including protection of trees remaining on site and boundaries, and details of planting along the boundary adjacent to 22 Lindsey Street, to the Local Planning Authority for approval in writing, within 8 weeks of the date of this notice, . The development shall be carried out and maintained in accordance with the approved details. Should any planting be removed or perish within 5 years of this notice than it shall be replaced with same unless otherwise agreed in writing by the Local Planning Authority.
- 5 The applicant shall provide details regarding the provision of surface water drainage, by soakaway or other means, within 8 weeks of the date of this notice, including percolation tests as appropriate. The details shall be agreed in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.
- 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.

- 7 Gates shall not be erected on the vehicular access to the site without the prior written approval of the Local Planning Authority.
- 8 No unbound material shall be used in the surface finish of the driveway within 6 metres of the highway boundary of the site.
- 9 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A to H shall be undertaken without the prior written permission of the Local Planning Authority.
- 10 The parking area illustrated on the approved plans shall be laid out and made available for use prior to first occupation of the dwelling. The parking area shall be maintained and accessible thereafter for the parking of occupants and visitors vehicles.

Report Item No: 3

APPLICATION No:	EPF/0515/10
SITE ADDRESS:	The Fox Harlow Road Matching Tye Harlow Essex CM17 0RR
PARISH:	Matching
WARD:	Hastingwood, Matching and Sheering Village
	Proposed marquee to be erected for use in summer months for no more than 28 days in any calendar year.
	Grant Permission (With Conditions)

Officers drew Members attention to the fact that further letters of objection had been received from:

Woodlands
Little Briars

And letters of support had been received from

Matching Pre-School Group
Matching May Day Committee
Gainsborough Cottage

And that petitions signed by 118 people in support of the proposal had also been received.

Members considered that it would be appropriate to grant consent for a temporary period of 1 year to enable the impact on the amenity of neighbouring residents to be fully assessed.

CONDITIONS

- 1 This consent shall inure for a temporary period of 12 months from the date of this consent.
- 2 The marquee hereby approved shall not be erected onsite for any more than 28 days in any one calendar year.
- 3 The marquee hereby permitted shall not be used for functions, events or meetings beyond the opening hours of the public house or beyond 10.30pm Sunday to Thursday or midnight Fridays and Saturdays.

- 4 The applicant shall submit to the Local Planning Authority written details of a scheme of landscaping along the boundary with The Woodlands within 12 weeks of the date of this notice for agreement in writing. The scheme shall be implemented in the first planting season following this approval. The landscaping shall then be maintained in accordance with the approved details, until such time as the landscaping is no longer required in connection with marquee events on site.
- 5 The marquee shall accommodate no live music at any time. Any amplified sound shall be restricted by a noise limiter. Details of the noise limiter shall be submitted to and approved in writing by the Local Planning Authority prior to the first private function in the marquee. Any amplified sound shall be restricted by the agreed equipment and details thereafter unless otherwise agreed in writing by the Local Planning Authority.
- 6 Parking associated with events, functions and meetings in the marquee shall be carried out in accordance with the approved plans. Any public event shall have parking marshalled by at least one clearly visible member of staff at all times whilst the parking area is in use. Any parking to the rear of the site shall only be used on a once monthly basis for use solely by market traders and vendors in association with the market on that day only and at no other time whatsoever.

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