

# EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

**Committee:** Area Planning Subcommittee West   **Date:** 9 June 2010

**Place:** Council Chamber, Civic Offices, High Street, Epping   **Time:** 7.30 - 8.30 pm

**Members Present:** J Wyatt (Chairman), Mrs R Gadsby (Vice-Chairman), R Bassett, Mrs P Brooks, J Collier, D C Johnson, Ms Y R Knight, W Pryor, Mrs M Sartin, Mrs P Smith and A Watts

**Other Councillors:**

**Apologies:** Mrs J Lea, Ms S Stavrou and Mrs E Webster

**Officers Present:** J Godden (Planning Officer), A Hendry (Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

## 1. 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.

## 2. 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.

## 3. MINUTES

### RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 19 May 2010 be taken as read and signed by the Chairman as a correct record.

## 4. DECLARATIONS OF INTEREST

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

## 5. ANY OTHER BUSINESS

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

## 6. 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.

**7. PROBITY IN PLANNING**

The Sub-committee considered the report on probity in planning on appeals decisions from October 2009 to March 2010. They noted that the Best Value Performance Indicator (BVPI) for district Councils was to aim to have less than 40% of their decisions overturned on appeal. The latest available figure for the national average for District Councils was 30.9%. The BVPI had been scrapped and replaced by a Local Performance Indicator with a target of 25% of allowed decisions.

Over the six month period between October 2009 and March 2010, the Council received 60 decisions on appeal, 56 of which were planning and related appeals and 4 were enforcement related. Of these 19 were allowed (31%). The proportion of the 56 appeals that arose from decisions of the committees to refuse contrary to the recommendation put to them by officers during the 6-month period was 23% and of the 13 decisions that this percentage represents, the Council was not successful in sustaining the committee's objection in 7 of 13 (53.8%). The 7 lost were split between Area Plans South and East.

The Council's performance for this 6-month period and the previous 6 months is an improvement on 2008/09 despite there being fewer appeals submitted, also during this period, there were no awards of costs made for or against the Council.

**RESOLVED:**

That the Planning Appeals decisions form October 2009 to March 2010 be noted.

**8. 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**

# Minute Item 6

## Report Item No: 1

<b>APPLICATION No:</b>	EPF/0524/10
<b>SITE ADDRESS:</b>	Woodbury Harlow Road Roydon Essex CM19 5DX
<b>PARISH:</b>	Roydon
<b>WARD:</b>	Roydon
<b>DESCRIPTION OF PROPOSAL:</b>	Erection of a 4 bedroom house to rear of Woodbury with new driveway and new access way onto Harlow Road.
<b>DECISION:</b>	Refuse Permission

### REASONS FOR REFUSAL

- 1 The proposed new dwelling, by reason of its location on the site, in an area of varying ground levels, and its height, bulk and design has an unacceptable impact on the amenities of the street scene and surrounding area contrary to policy DBE 2 and CP2 of the adopted Local Plan and Alterations.
- 2 The site is immediately adjacent to the Metropolitan Green Belt, and has an unacceptable impact on the character and appearance of the Green Belt due to its design, height and bulk, contrary to policy CP7A of the adopted Local Plan and Alterations.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/0697/10
<b>SITE ADDRESS:</b>	22 Palmers Grove Nazeing Essex EN9 2QF
<b>PARISH:</b>	Nazeing
<b>WARD:</b>	Lower Nazeing
<b>DESCRIPTION OF PROPOSAL:</b>	Proposed two storey side extension. (Revised application)
<b>DECISION:</b>	Refuse Permission

**REASONS FOR REFUSAL**

- 1 The proposed side extension, by reason of its height, bulk and size would have an adverse impact on the character and appearance of the neighbouring property and the street scene in this location, contrary to policy DBE 10 of the adopted local plan and alterations.
- 2 The proposed extension would, due to its height, bulk and siting, be visually intrusive and have an adverse impact on the outlook of neighbouring residential properties, contrary to policy DBE 9 of the adopted local plan and alterations