

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee C **Date:** 24 August 2005
Place: Civic Offices, High Street, Epping **Time:** 7.30 - 8.25 pm
Members Present: K Wright (Chairman), R Morgan (Vice-Chairman), Mrs D Collins, D Jacobs and Mrs M McEwen
Other Councillors: (none)
Apologies: P Gode, Mrs H Harding and D Kelly
Officers Present: R Bintley (Principal Planning Officer) and G J Woodhall (Democratic Services Assistant)

21. 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.

22. MINUTES

RESOLVED:

That the minutes of the meeting held on 27 July 2005 be taken as read and signed by the Chairman as a correct record.

23. DECLARATIONS OF INTEREST

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

24. ANY OTHER BUSINESS

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

25. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 5 be determined as set out in the attached schedule to these minutes.

26. 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/2260/04 **PARISH:** The Rodings

SITE ADDRESS:

Hales Farm, Nether Street, Abbess Roding

DESCRIPTION OF PROPOSAL:

Conversion of farm buildings into two live/work units, comprising of workspace area and one each of one bed and four bed accommodation.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. The workspace shall be used solely for a use falling within Class B1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any Statutory Instrument revoking or re-enacting that Order.
3. Materials of construction to be agreed.
4. Erection of screen walls/fences.
5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provision in any Statutory Instrument revoking or re-enacting that Order), the garage(s) hereby approved shall be retained so that it is capable of allowing the parking of cars together with any ancillary storage in connection with the residential use of the site and shall not at any time be converted into a room or used for any other purpose.
6. 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-G shall be undertaken without the prior written permission of the Local Planning Authority.
7. Submission of a landscape scheme.
8. The development shall be carried out in accordance with the amended plans received on 9 August 2005 unless otherwise agreed in writing with the Local Planning Authority.
9. The work space and office area for the two properties identified on the approved plans shall remain as workspace areas in B1 use only and shall not be used for residential purposes at any time, and shall not be used by any persons other than those residing within the associated residential properties at Hales Farm.

2. APPLICATION NO: LB/EPF/359/05 **PARISH:** The Rodings

SITE ADDRESS:

Hales Farm, Nether Street, Abbess Roding

DESCRIPTION OF PROPOSAL:

Grade II Listed Building application for the conversion of farm buildings within the curtilage of the listed building.

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 9 August 2005 unless otherwise agreed in writing with the Local Planning Authority.
3. Materials of construction to be agreed.
4. Additional drawings that show details of proposed new windows, doors, rooflights, eaves, verges, fascias, cills, structural openings and junctions with the existing building, by sections and elevation at scales between 1:20 and 1:1 as appropriate, shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of any works.

3. APPLICATION NO: EPF/1112/05 **PARISH:** Matching

SITE ADDRESS:

Smallways Farm, Newmans End, Matching

DESCRIPTION OF PROPOSAL:

Conversion of barn and stable to two dwellings.

Members were notified of two additional letters of support for the proposal.

GRANTED SUBJECT TO:

1. To be commenced within 5 years.
2. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.
3. Materials of construction to be agreed.
4. Erection of screen walls/fences.
5. Drainage details to be agreed.
6. Garage to be retained.
7. 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-E shall be undertaken without the prior written permission of the Local Planning Authority.

8. 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 on site between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours Saturday and at no time during Sundays and Bank Holidays unless otherwise agreed in writing to the Local Planning Authority.
9. Submission of tree planting details.
10. Retention of existing trees and shrubs.
11. Prior to the commencement of the development, details of the proposed surface materials for the access and courtyard shall be submitted to and approved by the Local Planning Authority. The agreed surface treatment shall be completed prior to the first occupation of the development.
12. Parking area to be provided/maintained.
13. Contaminated land study and remediation.

4. **APPLICATION NO:** EPF/824/05 **PARISH:** Ongar

SITE ADDRESS:

32/34 (Shop) St Peter's Avenue, Ongar

DESCRIPTION OF PROPOSAL:

Change of use to A5 Chinese take-away.

A majority of Members felt this proposal would be detrimental to neighbours amenities such that it should be resisted.

REFUSED:

1. The proposed use is considered to be out of character within this predominantly residential area likely to result in disturbance to neighbours and amenities generally contrary to Policy DBE9 of the adopted Local Plan.

5. **APPLICATION NO:** EPF/861/05 **PARISH:** Ongar

SITE ADDRESS:

32/34 St Peter's Avenue, Ongar

DESCRIPTION OF PROPOSAL:

Change of use from A1 (carpet shop) to A5 (take-away food shop). Installation of new extraction flue at rear.

As with previous item a majority of Members felt this proposal would be detrimental to neighbours amenities such that it should be resisted.

REFUSED:

1. The proposed use is considered to be out of character within this predominantly residential area likely to result in disturbance to neighbours and amenities generally contrary to Policy DBE9 of the adopted Local Plan.