

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** Wednesday, 24 November 2010

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.45 pm

Members Present: J Wyatt (Chairman), Mrs R Gadsby (Vice-Chairman), Mrs P Brooks, J Collier, Mrs J Lea, W Pryor, Mrs P Smith, Ms S Stavrou, A Watts and Mrs E Webster

Other Councillors:

Apologies: R Bassett, D C Johnson and Mrs M Sartin

Officers Present: J Godden (Planning Officer), J Preston (Director of Planning and Economic Development), A Hendry (Democratic Services Officer), S G Hill (Senior Democratic Services Officer) and P Sewell (Democratic Services Assistant)

41. 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.

42. 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.

43. Minutes

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 13 October 2010 be taken as read and signed by the Chairman as a correct record.

44. Declarations of Interest

(a) Pursuant to the Council's Code of Member Conduct, Councillors P Brooks, W Pryor, S Stavrou and R Gadsby declared personal interest in the following items of the agenda by virtue of being members of the Waltham Abbey Town Council Planning Committee; Ms Stavrou as substitute. The Councillors declared that their interests were not prejudicial and indicated that they would remain in the meeting during the consideration and voting on the items.

- EPF/1662/10 – 1 Norman Close, Waltham Abbey;
- EPF/1912/10 – 6 Forest Close, Waltham Abbey.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Lea declared a personal interest in the following item on the agenda by virtue of being the ward member for this application. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

- EPF/1662/10 – 1 Norman Close, Waltham Abbey

45. Any Other Business

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

46. Development Control

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

RESOLVED:

That, Planning applications numbered 1 – 5 be determined as set out in the annex to these minutes.

47. Confirmation of Tree Preservation Order EPF/104/10

The Sub-committee received a report on a Tree Preservation order made following a pre-application discussion on the demolition of an existing building site. It protected two trees, a Willow and a Sycamore.

Objections had been received about the Sycamore on the grounds that the tree had poor form at a low level and that had resulted in a structural weakness; and about the Willow, that was said to be a hazard to traffic due to its size.

The objection on the Sycamore was accepted by officers but not the Willow, which could be managed by reducing the size of the tree.

RESOLVED:

That Tree Preservation Order 104/10 was confirmed subject to the removal of T2, the Sycamore.

48. 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.

49. Next meeting of the Sub-Committee

The Sub-committee noted that their next meeting due to be held on 15 December 2010 also clashed with the Waltham Abbey Carol Concert. It was agreed that a sounding of members would be taken by Democratic Services to ascertain if the meeting would be quorate that night and if other arrangements could be made.

CHAIRMAN

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Minute Item 46

Report Item No: 1

APPLICATION No:	EPF/1662/10
SITE ADDRESS:	1 Norman Close Waltham Abbey Essex EN9 1PY
PARISH:	Waltham Abbey
WARD:	Waltham Abbey North East
DESCRIPTION OF PROPOSAL:	Erection of two storey detached house.
DECISION:	Refer to District Development Control Committee

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520517

Members agreed to refer this item to the District Development Control Committee with a recommendation to grant approval, as they believed it to be acceptable but the proposal is contrary to Council policy.

Report Item No: 2

APPLICATION No:	EPF/1668/10
SITE ADDRESS:	1 Hansells Mead Roydon Harlow Essex CM19 5HY
PARISH:	Roydon
WARD:	Roydon
DESCRIPTION OF PROPOSAL:	Proposed two storey side extension and single storey rear extension to existing residential property
DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=520523

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

Report Item No: 3

APPLICATION No:	EPF/1898/10
SITE ADDRESS:	Brambles Epping Road Broadley Common Essex EN9 2DH
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Proposed extension to north of existing property and in-fill extension to south of existing property. (Revised application)
DECISION:	Refer to District Development Control Committee

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521422

Members agreed to refer this item to the District Development Control Committee with a recommendation to grant approval, as they believed it to be acceptable but the proposal is contrary to Council policy.

Report Item No: 4

APPLICATION No:	EPF/1904/10
SITE ADDRESS:	Brambles Epping Road Broadley Common Essex EN9 2DH
PARISH:	Roydon
WARD:	Broadley Common, Epping Upland and Nazeing
DESCRIPTION OF PROPOSAL:	Conservation area consent for the demolition and removal of loft conversion and associated dormer windows, car port, sauna, utility room, greenhouses outdoor swimming pool and raised surround. (Revised application)
DECISION:	Grant Permission

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521453

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.

Report Item No: 5

APPLICATION No:	EPF/1912/10
SITE ADDRESS:	6 Forest Close Waltham Abbey Essex EN9 3QR
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Two storey side and rear extension, single storey rear extension and alterations to main roof to provide a flat top. (Revised application)
DECISION:	Refer to District Development Control Committee

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=521479

Members agreed to refer this item to the District Development Control Committee with a recommendation to grant approval, as they believed it to be acceptable but the proposal is contrary to Council policy.

Report Item No: 6

APPLICATION No:	EPF/1984/10
SITE ADDRESS:	Wintry Mead Fernhall Lane Waltham Abbey Essex EN9 3TL
PARISH:	Waltham Abbey
WARD:	Waltham Abbey High Beach
DESCRIPTION OF PROPOSAL:	Construction of replacement front entrance porch, with roof overhang.
DECISION:	Withdrawn from Agenda