

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee C **Date:** 21 September 2005

Place: Civic Offices, Epping **Time:** 7.30 - 9.10 pm

Members Present: K Wright (Chairman), Mrs D Collins, P Gode, Mrs H Harding, D Jacobs and Mrs M McEwen

Other Councillors: (none)

Apologies: R Morgan and D Kelly

Officers Present: R Bintley (Principal Planning Officer), C Neilan (Conservation Officer) and G J Woodhall (Democratic Services Assistant)

27. 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.

28. MINUTES

RESOLVED:

That the minutes of the meeting held on 24 August 2005 be taken as read and signed by the Chairman as a correct record.

29. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor K Wright declared a personal interest in the following item of the agenda, by virtue of being a personal friend of the Objector. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- TRE/EPF/794/05 – Torrells Hall Cottages, Shellow Road, Willingale.

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Jacobs declared a personal interest in the following item of the agenda, by virtue of the Objector being known to the Councillor. The Councillor had determined that his interest was not prejudicial and would remain in the meeting for the consideration of the application and voting thereon:

- TRE/EPF/794/05 – Torrells Hall Cottages, Shellow Road, Willingale.

(c) Pursuant to the Council's Code of Member Conduct, Councillors K Wright, P Gode and D Jacobs declared a personal interest in the following item of the agenda, by virtue of being members of Ongar 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/1480/04 – Ongar Motors & Transport Co, The Borough, Greensted Road, Ongar.

(d) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Collins declared a personal interest in the following item of the agenda, by virtue of being the Chairman of the Epping Forest Primary Care Trust. 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/1480/04 – Ongar Motors & Transport Co, The Borough, Greensted Road, Ongar.

30. ANY OTHER BUSINESS

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

31. VICE-CHAIRMAN

The Chairman reported that, in the absence of the Vice-Chairman, he would be seeking a nomination for a member of the Sub-Committee to act as Vice-Chairman for the duration of the meeting.

RESOLVED:

That Councillor P Gode be appointed Vice-Chairman for the duration of the meeting.

32. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 4 be determined as set out in the attached schedule to these minutes.

33. 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:** TRE/EPF/0794/05

PARISH: Willingale

SITE ADDRESS:

TORRELLS HALL COTTAGES, SHELOW ROAD, WILLINGALE

DESCRIPTION OF PROPOSAL:

TPO/1/92: Western Section of Poplar Avenue: Fell and replace.
(25 trees).

DEFERRED for members site visit.

2. **APPLICATION No:** EPF/1480/04

PARISH: Ongar

SITE ADDRESS:

ONGAR MOTORS & TRANSPORT CO, THE BOROUGH, GREENSTED ROAD,
ONGAR

DESCRIPTION OF PROPOSAL:

Erection of medical and day care centre with associated parking facilities.

REFERRED to development committee with recommendation to approve.

3. **APPLICATION No:** EPF/1313/05

PARISH: Stapleford Tawney

SITE ADDRESS:

OS PARCEL 0002, BIRCHFIELD, STAPLEFORD TAWNEY

DESCRIPTION OF PROPOSAL:

Use of agricultural land as a private traveller site providing 16 pitches (Retrospective application).

REFUSED:

1. The site is within the Metropolitan Green Belt and the use of the land to provide a private gypsy caravan site is inappropriate development that is by definition harmful to the Green Belt. Moreover due to the scale of the proposal, it retention of made ground over the land, the stationing of caravans and vehicles, erection of ancillary structures and means of enclosure together with the normal everyday activities of people living on the land and the proposal would cause significant harm to the openness of the Green Belt and only serve to perpetuate the acknowledged harm caused by the existing lawful use and undermine the purposes of including the land in the Green Belt. It has not been demonstrated that very special circumstances sufficient to overcome this harm exist in this particular case. Accordingly the proposal is contrary to policies CS2, CS4, C2 and H6 of the Essex and & Southend on Sea Replacement Structure

Plan, adopted April 2001 and to policies GB2 and H11 of the Epping Forest District Local Plan, adopted January 1998.

2. Due to the scale of the proposal, its retention of made ground over the land, the stationing of caravans and vehicles, erection of ancillary structures and means of enclosure it would fail to respect its landscape setting and cause permanent damage to the character of the landscape. Accordingly, the proposal is contrary to policy NR1 of the Essex & Southend on Sea Replacement Structure Plan, adopted April 2001 and policy LL2 of the Epping Forest District Local Plan, adopted January 1998.
3. The access to the site does not enable those vehicles turning left into the site to do so without crossing the centre line of Epping Lane while the proposal would cause an increase in traffic above that generated by the lawful use of the site to the west along Epping Lane. This would perpetuate a hazard to road safety caused by the existing unlawful use of the land. Accordingly the proposal is contrary to policy T3 of the Essex & Southend on Sea Replacement Structure Plan, adopted April 2001 and policy T17 of the Epping Forest District Local Plan, adopted January 1998.
4. Insufficient information has been provided to demonstrate whether the risk to the development by flooding is acceptable and whether the impact of the development on the risk of flooding of adjacent land is acceptable. Accordingly, the proposal is contrary to policy NR12 of the Essex & Southend on Sea Replacement Structure Plan, adopted April 2001 and policy U2 of the Epping Forest District Local Plan, adopted January 1998.
5. The existing means of disposal of sewage effluent is unsatisfactory and in the absence of any acceptable alternative proposals for the disposal of sewage effluent the proposal is likely to result in an unacceptable risk of pollution to the water environment. In addition, the existing use of the land has resulted in a number of diesel spillages/leakages and the proposal is likely to result in more similar contamination that poses a risk to the environment. Accordingly, the proposal is contrary to policy NR12 of the Essex & Southend on Sea Replacement Structure Plan, adopted April 2001 and policy RP3 of the Epping Forest District Local Plan, adopted January 1998.
6. The site is situated in a remote rural landscape and is not actually accessible to local services, shops or schools by any other form of transport than private car. The proposal therefore conflicts with the sustainability aims of policy T3 of the Essex & Southend on Sea Replacement Structure Plan, adopted April 2001.
7. The site is exposed to high noise levels from traffic using the adjacent motorway placing it in Noise Exposure Category C. The site is therefore considered to have poor living environment where it would not be appropriate to allow a residential development unless there is special justification for it. In view of reasons of 1 to 6 above and since no

reasonable steps have been taken to find an alternative site there is no justification for allowing the proposed development on this site. Accordingly, the proposal is contrary to policy BE6 of the Essex & Southend on Sea Replacement Structure Plan, adopted April 2001 and policy RP5 of the Epping Forest District Local Plan, adopted January 1998.

8. In view of reasons 1, 2, 3 and 7 above the proposal fails to comply with criterion c, d and e referred to the supporting text for policy H11 of the Epping Forest District Local Plan, adopted January 1998. Moreover, there are no special circumstances that would justify making an exception to Green Belt policies of restraint and the proposal would cause harm to the openness of the Green Belt and the character of the countryside. The proposal therefore conflicts with policy H11.

4. APPLICATION No: EPF/1224/05

PARISH: Theydon Mount

SITE ADDRESS:

HIGH WARREN, MOUNT END, THEYDON MOUNT

DESCRIPTION OF PROPOSAL:

Two storey side extension (Revised application).

REFUSED:

1. The site is located with the Metropolitan Green Belt. The proposed development is at odds with Government advice, the policies of the adopted Local Plan and approved Essex Structure Plan, in that it does not constitute a reasonable extension to an existing dwelling. Thus this application is unacceptable, because the proposed extension by reason of its size and scale would result in a disproportionate addition and furthermore it would be dominant and intrusive in the surrounding area; and the dwelling has accommodation which meets contemporary living standards. If approved it would set a dangerous precedent for other disproportionate extensions.

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