

## **EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Planning Subcommittee East    **Date:** 16 March 2011

**Place:** Council Chamber, Civic Offices, High Street, Epping    **Time:** 7.30 - 8.15 pm

**Members Present:** A Boyce (Chairman), A Green (Vice-Chairman), W Breare-Hall, Mrs D Collins, Ms C Edwards, P Gode, Mrs A Grigg, D Jacobs, Mrs S Jones, Mrs M McEwen, R Morgan, J Philip, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

**Other Councillors:** None.

**Apologies:** Ms J Hedges, B Judd, B Rolfe and D Stallan

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

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### **111. 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.

### **112. 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.

### **113. MINUTES**

#### **RESOLVED:**

(1) That the minutes of the meeting held on 23 February 2011 be taken as read and signed by the Chairman as a correct record.

### **114. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs A Grigg declared a personal interest in the following item of the agenda by virtue of being a member of North Weald Bassett Parish 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/0272/11 Land opposite 50 Hampden Close, North Weald Bassett.

(b) Pursuant to the Council's Code of Member Conduct, Councillor P Gode declared a personal interest in the following item of the agenda by virtue of being a member of Ongar Town Council. 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:

- EPF/1153/10 Rear of 103 High Street, Chipping Ongar.

**115. ANY OTHER BUSINESS**

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

**116. DEVELOPMENT CONTROL**

**RESOLVED:**

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

**117. DELEGATED DECISIONS**

The Sub-Committee noted that schedules of planning applications determined by the Director of Planning and Economic Development under delegated authority since the last meeting had been circulated and could be inspected at the Civic Offices.

**CHAIRMAN**

**Report Item No: 1**

<b>APPLICATION No:</b>	EPF/0272/11
<b>SITE ADDRESS:</b>	Land opposite 50 Hampden Close North Weald Bassett Epping Essex CM16 6JX
<b>PARISH:</b>	North Weald Bassett
<b>WARD:</b>	North Weald Bassett
<b>DESCRIPTION OF PROPOSAL:</b>	TPO/EPF/21/84 T2 - Whitebeam - Fell and grind stump
<b>DECISION:</b>	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=525438](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=525438)

## CONDITIONS

1. The work authorised by this consent shall be carried out under the direct supervision of the Local Planning Authority, who shall receive in writing, 5 working days notice of such works.
2. A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

**Report Item No: 2**

<b>APPLICATION No:</b>	EPF/1153/09
<b>SITE ADDRESS:</b>	Rear of No.103 High Street Chipping Ongar Essex CM5
<b>PARISH:</b>	Ongar
<b>WARD:</b>	Chipping Ongar, Greensted and Marden Ash
<b>DESCRIPTION OF PROPOSAL:</b>	Partial demolition of existing buildings, conversion and adaptation of existing business units to form 3 x 1 bedroom cottages, construction of 2 x 2 bedroom cottages, bin stores, bike stores and provision of parking spaces.
<b>DECISION:</b>	Referred 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=500692](http://planpub.eppingforestdc.gov.uk/AniTelM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=500692)

Under Operational Standing Order - Non-Executive Bodies.13 (2), four members of the Sub committee rose to exercise their right to request that no action be taken on this matter until it had been considered by the District Development Control Committee.

Although no vote was taken the discussion of the committee related largely to the need for a larger financial contribution towards the provision of affordable housing and it was suggested that officers negotiated further with the applicant prior to reporting to the District Development Control Committee.

**Report Item No: 3**

<b>APPLICATION No:</b>	EPF/0001/11
<b>SITE ADDRESS:</b>	Ambulance Station The Plain Epping Essex CM16 6TL
<b>PARISH:</b>	Epping
<b>WARD:</b>	Epping Lindsey and Thornwood Common
<b>DESCRIPTION OF PROPOSAL:</b>	Demolition of existing ambulance station and garage. Erection of new two storey station with ambulance shelter.
<b>DECISION:</b>	Refused

**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=524297](http://planpub.eppingforestdc.gov.uk/AniteIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=524297)

The case officer explained additional objections had been received since the report was written and also an email from the applicants agent setting out the need for the new facility.

Members considered the proposal and while agreeing that a replacement facility was probably required, felt that the scale, massing, design and external roof materials was such that the building would be stark and visually out of keeping and harmful to the character of the area. The application was therefore refused for the following reason:

**Reasons For Refusal**

1. The proposed development due to its bulk, massing, design and external roofing materials would be harmful to the character and visual amenity of the area contrary to policies CP7 and DBE1 of the adopted Local Plan and Alterations.

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