

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee East **Date:** 6 April 2011

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.35 pm

Members Present: A Boyce (Chairman), A Green (Vice-Chairman), W Breare-Hall, Mrs D Collins, Ms J Hedges, D Jacobs, Mrs S Jones, B Judd, Mrs M McEwen, R Morgan, B Rolfe, D Stallan, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Other Councillors: None.

Apologies: Ms C Edwards, P Gode, Mrs A Grigg and J Philip

Officers Present: J Shingler (Principal Planning Officer), G J Woodhall (Democratic Services Officer) and P Sewell (Democratic Services Assistant)

118. 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.

119. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures 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.

120. MINUTES

RESOLVED:

(1) That the minutes of the meeting held on 16 March 2011 be taken as read and signed by the Chairman as a correct record.

121. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillor Mrs J Hedges declared a personal interest in the following item of the agenda by virtue of being a member of Epping Town Council. The Councillor had determined that her interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/0448/11 24 Kendal Avenue, Epping; and
- EPF/0167/11 Wintry Park Service Station, 37 Thornwood Road, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor R Morgan declared a personal interest in the following item of the agenda by virtue of being acquainted with one of the objectors. 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/0115/11 Gunn Lodge, The Street, Sheering.

(c) Pursuant to the Council's Code of Member Conduct, Councillors Mrs J H Whitehouse and J M Whitehouse declared a personal interest in the following item of the agenda, by virtue of being a member of the Epping Society. 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/0167/11 Wintry Park Service Station, 37 Thornwood Road, Epping.

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

- EPF/0167/11 Wintry Park Service Station, 37 Thornwood Road, Epping.

122. ANY OTHER BUSINESS

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

123. DEVELOPMENT CONTROL

RESOLVED:

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

124. 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

Report Item No: 1

APPLICATION No:	EPF/0442/11
SITE ADDRESS:	Coopers Coopers Hill Ongar Essex CM5 9EG
PARISH:	Ongar
WARD:	Chipping Ongar, Greensted and Marden Ash
DESCRIPTION OF PROPOSAL:	TPO/EPF/15/89 T14 - Sycamore - Fell T6 - Horse Chestnut - Fell
DECISION:	Grant Permission (With Conditions)

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=526080

CONDITIONS

1. The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

Report Item No: 2

APPLICATION No:	EPF/0448/11
SITE ADDRESS:	24 Kendal Avenue Epping Essex CM16 4PR
PARISH:	Epping
WARD:	Epping Hemnall
DESCRIPTION OF PROPOSAL:	TPO/EPF/45/91 G4 - Cedar - Fell
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=526089

CONDITIONS

1. The felling authorised by this consent shall be carried out only after the Local Planning Authority has received, in writing, 5 working days prior notice of such works.

Report Item No: 3

APPLICATION No:	EPF/0115/11
SITE ADDRESS:	Gunn Lodge The Street Sheering Bishop's Stortford Hertfordshire CM22 7LY
PARISH:	Sheering
WARD:	Hastingwood, Matching and Sheering Village
DESCRIPTION OF PROPOSAL:	Detached four bedroom dwelling (Material amendment to planning permission EPF/1437/09 for proposed alterations to Gunn Lodge bungalow to create a two storey dwelling and partial demolition to provide a site for a new chalet bungalow - revised application)
DECISION:	Refuse 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=524716

Members also indicated that enforcement action should be taken to ensure that the building is returned to that originally approved.

REASON FOR REFUSAL

1. The development, due to its height, design and overall bulk appears overly dominant and cramped within this plot to the detriment of the character and appearance of the street scene. As such, the development is contrary to policies CP2 and DBE1 of the Adopted Local Plan and Alterations.

Report Item No: 4

APPLICATION No:	EPF/0167/11
SITE ADDRESS:	Wintry Park Service Station 37 Thornwood Road Epping Essex CM16 6SY
PARISH:	Epping
WARD:	Epping Lindsey and Thornwood Common
DESCRIPTION OF PROPOSAL:	Construction of 10 no 2 bed and 2 no 3 bed flats with associated car parking..
DECISION:	Refuse 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=524917

REASONS FOR REFUSAL

1. The proposed development, due to its height, bulk and massing as a single block, is excessive in scale in relation to adjacent development and overly prominent in the street scene, in this sensitive location at the edge of the built up area. It adopts a significance in the street scene that is inappropriate to its function and presents an inappropriate and out of character entrance to the historic market town of Epping and fails to demonstrate a sensitive appreciation of its effect on the adjacent forest landscape. The proposal is therefore contrary to policies CP2, DBE1, and LL3 of the adopted Local Plan and Local Plan Alterations.
2. The proposed development fails to make adequate provision for off street parking for both residents and visitors to the flats in a location where there is limited scope for on street parking. The proposal is therefore likely to result in indiscriminate parking on adjacent land and highways to the detriment of the character and amenity of the area. Additionally the gated entrance and lack of adequate parking space for visitors is likely to result in delays in entering the site and/ or dangerous reversing movements onto the busy B1393, to the detriment of the safe and free flow of traffic. The proposal is therefore contrary to policies CP2, ST4 and ST6 of the adopted Local Plan and Alterations.