

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee B **Date:** 12 October 2005

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

Members Present: M Colling (Chairman), R Glozier, Mrs A Grigg, S Metcalfe, Mrs S Perry, Mrs P K Rush, D Stallan, C Whitbread and J M Whitehouse

Other Councillors: (none)

Apologies: A Green and Mrs J H Whitehouse

Officers Present: B Land (Assistant Head of Planning and Economic Development) and G J Woodhall (Democratic Services Assistant)

28. 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.

29. MINUTES

RESOLVED:

That the minutes of the meeting held on 14 September 2005 be taken as read and signed by the Chairman as a correct record.

30. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Perry, C Whitbread and J M Whitehouse declared a personal interest in the following items of the agenda, by virtue of being a member of Epping Town Council. The Councillors had determined that their interest was not prejudicial and would remain in the meeting for the consideration of the applications and voting thereon:

- EPF/1262/05 – 17 Bower Hill, Epping;
- LB/EPF/1352/05 – The Old Rectory, Coopersale Common, Coopersale, Epping;
- EPF/1351/05 – The Old Rectory, Coopersale Common, Coopersale, Epping; and
- EPF/1390/05 – The Old Rectory, Coopersale Common, Coopersale, Epping.

(b) 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 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/781/05 – The Croft, Weald Hall Lane, Thornwood, North Weald.

(c) 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 her husband being a member of North Weald Golf Club. The Councillor had determined that her interest was prejudicial and would leave in the meeting for the consideration of the applications and voting thereon:

- EPF/1191/05 – North Weald Golf Club, Rayley Lane, North Weald.

(d) Pursuant to the Council's Code of Member Conduct, Councillor R Glozier declared a personal interest in the following items of the agenda, by virtue of being a friend and neighbour of the applicant. The Councillor had determined that her interest was prejudicial and would leave in the meeting for the consideration of the applications and voting thereon:

- EPF/1137/05 – Trail, Poplar Row, Theydon Bois; and
- LB/EPF/1146/05 – Trail, Poplar Row, Theydon Bois.

31. ANY OTHER BUSINESS - LAND AT HEMNALL STREET, EPPING ADJACENT THE RECTORY, HARTLAND ROAD, EPPING

In accordance with Section 100B(4)(b) of the Local Government Act 1972, the Chairman permitted consideration of an application for a Tree Preservation Order on two trees in Hemnall Street adjacent to The Rectory, Hartland Road, Epping as a matter of urgency in order to prevent their imminent felling.

The Assistant Head of Planning and Economic Development informed the Sub-Committee that a Conservation Area Notice of felling had been received on 5 October 2005, in respect of one Lime tree and one Pine tree on land in Hemnall Street, Epping adjacent The Rectory, Hartland Road, Epping; a notice had also been posted on the land. The trees were considered to be healthy, mature and visually important in the Conservation Area, however, it had been claimed that they had contributed to structural damage at The Rectory.

The Tree Preservation Order would require further information to be provided to substantiate the claim for felling, and give the Council an influence on the future of the trees. It would also allow consideration to be given to the management of the trees and whether both trees were equally threatening to the property. It was felt that if the order was not made then it was highly likely that both trees would be felled on the expiry of the 6-week notice period.

The Assistant Head of Planning and Economic Development reassured the Sub-Committee that there was no right of compensation against the making of the Tree Preservation Order, but cautioned that compensation could be liable if it was proved that the trees were damaging The Rectory but permission to fell was not given by the Council.

RESOLVED:

That the Head of Legal, Administration and Estates be authorised to make and seal a Tree Preservation Order in respect of one Lime and one Pine tree on land in Hemnall Street, Epping adjacent The Rectory, Hartland Road, Epping.

32. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 9 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

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1. APPLICATION No: EPF/1262/05

PARISH: Epping

SITE ADDRESS:

17 BOWER HILL, EPPING

DESCRIPTION OF PROPOSAL:

New roof incorporating loft conversion with new front porch, wind aerial and solar panels on rear roof slope (Revised application).

GRANTED SUBJECT TO:

1. To be commenced within 3 years
 2. Materials of construction to be agreed
 3. No further side windows without approval
 4. This permission, only in so far as it relates to the wind aerial, shall be for a limited period of one year from the date the wind aerial is first erected, after which period the wind aerial shall be removed.
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2. APPLICATION No: LB/EPF/1352/05

PARISH: Epping

SITE ADDRESS:

THE OLD RECTORY, COOPERSALE COMMON, COOPERSALE, EPPING

DESCRIPTION OF PROPOSAL:

Grade II Listed Building application for a single storey pool room extension and internal conversion of existing garage (Revised application).

GRANTED SUBJECT TO:

1. To be commenced within 3 years
2. Samples of the types and details of colours of all the external finishes shall be submitted for approval by the Local Planning Authority prior to the commencement of the development and the development shall be implemented in accordance with such approved detail.
3. Additional drawings that show details of proposed new windows, doors, rooflights, eaves, verges, fascias, cills structural openings and junctions with the existing building, by section 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.
4. Details and colours of all external pipes, grilles, flues, lights and any alarm boxes or satellite dishes to be fixed to the fabric of the building shall be submitted to and approved by the Local Planning Authority prior to starting any work on site.

5. All new rainwater goods and soil vent pipes shall be of black painted cast iron.
6. A sample plinth brickwork panel minimum 600 x 600mm shall be provided for agreement by the Local Planning Authority reusing historic bricks and with a flush lime mortar joint. All further rebuilding of the plinth shall be carried out in accordance with the approved panel.
7. No vents grilles or ducting shall be fixed to the fabric of the building without the prior written approval of the Local Planning Authority.

3. APPLICATION No: EPF/1351/05

PARISH: Epping

SITE ADDRESS:

THE OLD RECTORY, COOPERSALE COMMON, COOPERSALE, EPPING

DESCRIPTION OF PROPOSAL:

Single storey pool room extension (Revised application).

REFUSED:

1. The site is located within 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, design and siting would harm the objectives of the Metropolitan Green Belt. Furthermore it would be dominant and intrusive in the surrounding area; and the dwelling as existing has accommodation which meet contemporary living standards.

4. APPLICATION No: EPF/1390/05

PARISH: Epping

SITE ADDRESS:

THE OLD RECTORY, COOPERSALE COMMON, COOPERSALE, EPPING

DESCRIPTION OF PROPOSAL:

Extension to garage and store.

GRANTED SUBJECT TO:

1. To be commenced within 3 years.
2. Materials of construction to be agreed.

5. APPLICATION No: EPF/1095/05

PARISH: Epping

SITE ADDRESS:

LAMBOURNE PARK FARM, HOE LANE, ABRIDGE, LAMBOURNE

DESCRIPTION OF PROPOSAL:

Permanent retention of farm shop.

GRANTED

6. APPLICATION No: EPF/0781/05

PARISH: North Weald

SITE ADDRESS:

THE CROFT, WEALD HALL LANE, THORNWOOD, NORTH WEALD

DESCRIPTION OF PROPOSAL:

Extension to outbuilding and change of use of outbuilding and dwelling to childrens day care nursery and conversion of garage/games room into dwelling.

DEFERRED

7. APPLICATION No: EPF/1191/05

PARISH: North Weald

SITE ADDRESS:

NORTH WEALD GOLF CLUB, RAYLEY LANE, NORTH WEALD

DESCRIPTION OF PROPOSAL:

Change of use of storage barn to Use Class B8, storage and distribution.

GRANTED SUBJECT TO:

1. To be commenced within 3 years
 2. Prior to the commencement of the use, details of the following in accordance with the adopted Essex County Standards shall be submitted to and approved in writing and laid out on site:
 - i) vehicle parking spaces and manoeuvring area
 - ii) motor cycle parking
 - iii) secure covered cycle parking.
 3. No part of the development shall be occupied or used until safety road markings at the existing access point for the new use in Rayley Lane have been submitted and approved in writing and have been laid out to the reasonable satisfaction of the Local Planning Authority.
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8. APPLICATION No: EPF/1137/05

PARISH: Theydon Bois

SITE ADDRESS:

TRAIL, POPLAR ROW, THEYDON BOIS

DESCRIPTION OF PROPOSAL:

Demolition of existing side and rear extension and erection of two storey side extension.

GRANTED SUBJECT TO:

1. To be commenced within 3 years.
2. The development shall be carried out in accordance with the amended plans received on 3 August and 16 August 2005 unless otherwise agreed in writing with the Local Planning Authority.
3. No further side windows without approval
4. No development or demolition shall commence until the applicant has submitted a scheme for the recording of the existing study building to the Local Planning Authority and has implemented that approved scheme. A copy of the record shall be sent to the Local Planning Authority prior to completion of the works.
5. Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority prior to commencement of the development, and the development shall be implemented in accordance with such approved detail. Materials and construction including brick coursing shall match the existing unless agreed beforehand in writing by the Local Planning Authority.
6. New rainwater goods shall be in cast metal and painted black.
7. Additional drawings that show details of proposed new windows, doors, cills, eaves, verges and chimney to be used, by section 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.
8. The windows to the building hereby permitted shall be constructed in painted timber, and single glazed without night vents.
9. No part of the fabric not already identified on the approval plans, including any timber framing or historic infill panels shall be cut, altered, removed, cleaned or coated without the prior written consent of the Local Planning Authority.
10. No meter boxes, flues, ducts, pipes, grilles, extracts, satellite dishes, aerials, lights or alarms shall be fitted to the exterior of the building without the prior written approval of the Local Planning Authority.

9. APPLICATION No: LB/EPF/1146/05

PARISH: Theydon Bois

SITE ADDRESS:

TRAIL, POPLAR ROW, THEYDON BOIS

DESCRIPTION OF PROPOSAL:

Grade II Listed Building application for the demolition of existing side and rear extension and erection of two storey side extension.

GRANTED SUBJECT TO:

1. To be commenced within 3 years
2. The development shall be carried out in accordance with the amended plans received on 3 August and 16 August 2005 unless otherwise agreed in writing with the Local Planning Authority.
3. No development or demolition shall commence until the applicant has submitted a scheme for the recording of the existing study building to the Local Planning Authority and has implemented that approved scheme. A copy of the record shall be sent to the Local Planning Authority prior to completion of the works.
4. Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority prior to commencement of the development, and the development shall be implemented in accordance with such approved detail. Materials and construction including brick coursing shall match the existing unless agreed beforehand in writing by the Local Planning Authority.
5. New rainwater goods shall be in cast metal and painted black.
6. Additional drawings that show details of proposed new windows, door, cills, eaves, verges and chimney to be used, by section 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.
7. The windows to the building hereby permitted shall be constructed in painted timber, and single glazed without night vents.
8. No part of the fabric not already identified on the approval plans, including any timber framing or historic infill panels shall be cut, altered, removed, cleaned or coated without the prior written consent of the Local Planning Authority.
9. No meter boxes, flues, ducts, pipes, grilles, extracts, satellite dishes, aerials, lights or alarms shall be fitted to the exterior of the building without the prior written approval of the Local Planning Authority.

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