

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee C **Date:** 16 November 2005

Place: Civic Offices, Epping **Time:** 7.30 - 8.35 pm

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

Other Councillors: (none)

Apologies: D Kelly

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

40. 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.

41. MINUTES

RESOLVED:

That the minutes of the meeting held on 19 October 2005 be taken as read and signed by the Chairman as a correct record.

42. DECLARATIONS OF INTEREST

There were no declarations of interest pursuant to the Council's Code of Member Conduct.

43. ANY OTHER BUSINESS

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

However, the Chairman took the opportunity to inform the Sub-Committee of some recent correspondence. Firstly, a reply had been received to the letter that had been sent to the County Highways Agency, following their late response to application EPF/1480/04, Ongar Motors and Transport Co, The Borough, Greensted Road, Ongar. Secondly, the Chairman had also responded to a letter in respect of the Sub-Committee's change of venue to the Civic Offices at Epping from Ongar Parish Council.

RESOLVED:

That copies of both letters be distributed to all members of the Sub-Committee.

44. DEVELOPMENT CONTROL

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

RESOLVED:

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

45. 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

Minute Item 44

Item No: 1

APPLICATION No:	EPF/1485/05
SITE ADDRESS:	School House Church Road Moreton CM5 0JD
PARISH:	Moreton
APPLICANT:	Miss B McConnon
DESCRIPTION OF PROPOSAL:	Erection of side conservatory.
DECISION:	GRANTED

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 The development shall be carried out in accordance with the amended plans received on 21/09/05 unless otherwise agreed in writing with the Local Planning Authority.
- 3 The proposed conservatory shall be set back a minimum of 100mm from the front wall plane of the dwelling.

Item No: 2

APPLICATION No:	EPF/1588/05
SITE ADDRESS:	Whipsiderry Bournebridge Lane Stapleford Abbots RM4 1LT
PARISH:	Stapleford Abbots
APPLICANT:	Mr and Mrs M. Regan
DESCRIPTION OF PROPOSAL:	Demolition of single storey side extensions and garage and erection of two storey side, single storey side and first floor extensions to convert bungalow into two storey house. (Resubmitted application)
DECISION:	REFUSED

REASONS

- 1 The proposed alterations, due to their size, scale and the increased roof height would be out of character in this location and would detract from the current appearance of the street scene.

Item No: 3

APPLICATION No:	EPF/1155/05
SITE ADDRESS:	Land at Theydon Mount End, Mount End, Theydon Mount.
PARISH:	Theydon Mount
APPLICANT:	Woodland and Wildlife Conservation Co. Ltd.
DESCRIPTION OF PROPOSAL:	Green burial ground with associated store building covered area and car park. (Revised application)
DECISION:	REFUSED

REASONS

- 1 The use of this site as a green burial ground would lead to an increase in traffic and disturbance in this particularly rural area to the detriment of its character and appearance and therefore contrary to Structure Plan policies CS2 and CS5 and Policy T17 of the adopted Local Plan.
- 2 The proposed development within this current open agricultural field and the need to remove areas of its surrounding ancient hedgerow would detract from the character and appearance of the site and the area in general contrary to Structure Plan Policies CS2, NR1 and Policies LL1 and LL10 of the adopted Local Plan.