

EPHING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee B **Date:** 7 December 2005

Place: Civic Offices, Epping **Time:** 7.35 - 8.45 pm

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

Other Councillors: (none)

Apologies: Mrs S Perry

Officers Present: B Land (Assistant Head of Planning and Economic Development) 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 9 November 2005 be taken as read and signed by the Chairman as a correct record.

42. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors 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/1509/05 2 Western Avenue, Epping;
- EPF/1706/05 30 Station Road, Epping;
- A/EPF/1715/05 273-275 High Street, Epping;
- EPF/1807/05 17 Ivy Chimneys Road, Epping; and
- EPF/1857/05 Barn at Creeds Farm, Bury Lane, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in the following item of the agenda, by virtue of being previously acquainted with some 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/1509/05 2 Western Avenue, Epping.

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

- EPF/1706/05 30 Station Road, Epping.

(d) Pursuant to the Council's Code of Member Conduct, Councillor C Whitbread declared a personal interest in the following item of the agenda, by virtue of the applicant being a former client. 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/1706/05 30 Station Road, Epping.

(e) Pursuant to the Council's Code of Member Conduct, Councillors R Glozier, Mrs A Grigg, S Metcalfe, D Stallan, C Whitbread and Mrs J H Whitehouse declared a personal interest in the following item of the agenda, by virtue of being an account holder with the Abbey National. 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:

- A/EPF/1715/05 273-275 High Road, Epping.

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

- EPF/1807/05 17 Ivy Chimneys Road, Epping.

(g) Pursuant to the Council's Code of Member Conduct, Councillors M Colling, S Metcalfe and C Whitbread declared a personal interest in the following item of the agenda, by virtue of the applicant being a member of the Epping Conservative Association. 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/1857/05 Barn at Creeds Farm, Bury Lane, Epping.

(h) Pursuant to the Council's Code of Member Conduct, Councillor A Green declared a personal interest in the following item of the agenda, by virtue of the applicant being a member of the Epping Conservative Association. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/1857/05 Barn at Creeds Farm, Bury Lane, Epping.

(i) Pursuant to the Council's Code of Member Conduct, Councillor Mrs K Rush declared a personal interest in the following item of the agenda, by virtue of being acquainted with the applicant. 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/1857/05 Barn at Creeds Farm, Bury Lane, Epping.

(j) Pursuant to the Council's Code of Member Conduct, Councillor R Glozier declared a personal interest in the following item of the agenda, by virtue of being a member of Theydon Bois Parish 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/1812/05 38 Blackacre Road, Theydon Bois.

43. ANY OTHER BUSINESS

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

44. PROBITY IN PLANNING - PLANNING APPEAL DECISIONS, APRIL 2005 TO SEPTEMBER 2005

The Assistant Head of Planning and Economic Development presented the Planning Appeals report for the period April to September 2005 in order to comply with the recommendation of the District Auditor. It was highlighted that there had been one appeal decision allowed by the Inspector following the Sub-Committee's decision to refuse permission, contrary to officer's recommendation, but that officers had also been successful on one occasion in sustaining the Sub-Committee's decision to refuse when officers had recommended granting permission. The Sub-Committee were further informed that the Council's performance for the period had been an improvement on last year but consistent with the previous year's exceptional performance, and had again exceeded the Best Value Performance Indicator as well as the national average.

The Sub-Committee affirmed their appreciation of the efforts of officers in defending the planning and enforcement appeals.

RESOLVED:

That the Planning Appeal Decisions for the period April 2005 to September 2005 be noted.

45. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 6 be determined as set out in the attached schedule to these minutes.

46. 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 45

Report Item No: 1

APPLICATION No:	EPF/1509/05
SITE ADDRESS:	2 Western Avenue, Epping
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Demolition of adjacent garages and erection of a pair of semi-detached two bedroom houses.
DECISION:	REFUSED

REASONS:

- 1 The proposal represents over-development of the site resulting in inadequate back-to-back distance and consequent overlooking and loss of privacy to the occupiers of no. 5 Centre Drive, contrary to policy DBE9 of the adopted Local Plan.
- 2 The proposed development would result in the loss of off-street parking on a road of considerable kerbside parking pressure and would thus be detrimental to highway safety contrary to policy T17 of the adopted Local Plan.

Report Item No: 2

APPLICATION No:	EPF/1706/05
SITE ADDRESS:	30 Station Road, Epping
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Two storey side and rear, including first floor front extensions. (Revised application).
DECISION:	GRANT

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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.

- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.

Report Item No: 3

APPLICATION No:	A/EPF/1715/05
SITE ADDRESS:	273 - 275 High Street, Epping
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Retention of Internally illuminated display unit to front.
DECISION:	REFUSED

REASON:

- 1 The internally illuminated display would be visually strident during the hours of darkness and out of character in this historic High Street detrimental to the visual amenities of this Conservation Area, and thus contrary to policies HC6 and DBE13 of the adopted Local Plan.

Report Item No: 4

APPLICATION No:	EPF/1807/05
SITE ADDRESS:	17 Ivy Chimneys Road, Epping
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Two storey side extension to form self-contained 'granny flat' with both separate external access and internal access through house.
DECISION:	GRANT

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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Notwithstanding the provision of the Town and Country Planning General Permitted Development Order 1995 (or of any equivalent provisions of any Statutory Instrument revoking or re-enacting the Order) no windows other than any shown on the approved plan shall be formed at any time in the flank walls of the building hereby permitted without the prior written approval of the Local Planning Authority.
- 4 The proposed extension shall only be used as ancillary accommodation for the existing dwelling house and shall not be occupied as a unit separately from the dwelling known as 17 Ivy Chimneys Road, Epping.
- 5 Notwithstanding the layout drawing hereby approved, details at a scale no less than 1:50 shall be submitted to the Local Planning Authority for approval indicating the position of the extension in relation to the footpath and stile and work shall be carried out only in accordance with those approved details.
- 6 The public footpath alongside this site shall remain open at all times.

Report Item No: 5

APPLICATION No:	EPF/1857/05
SITE ADDRESS:	Barn at Creeds Farm, Bury Lane, Epping
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Change of use to B1 (business) use with associated parking and landscaping. (Revised application)

DEFERRED

Report Item No: 6

APPLICATION No:	EPF/1812/05
SITE ADDRESS:	38 Blackacre Road, Theydon Bois
PARISH:	Theydon Bois
DESCRIPTION OF PROPOSAL:	First floor extension to convert bungalow to house. (Revised

	application)
DECISION:	GRANT

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 Materials to be used for the external finishes of the proposed extension, shall match those of the existing building.
- 3 Prior to commencement of works a scaled drawing showing a reduction of 0.5 metre in roofline terms as specified in architects letter dated 14 November 2005, shall be submitted to and approved by the Local Planning Authority.