

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Planning Subcommittee West **Date:** 18 April 2012

Place: Council Chamber, Civic Offices, High Street, Epping **Time:** 7.30 - 8.20 pm

Members Present: J Wyatt (Chairman), Mrs E Webster (Vice-Chairman), R Bassett, Mrs R Gadsby, Ms Y Knight, Mrs J Lea, A Mitchell MBE, Mrs M Sartin, Ms S Stavrou and A Watts

Other Councillors:

Apologies: Mrs P Smith

Officers Present: J Godden (Planning Officer), G J Woodhall (Democratic Services Officer) and R Perrin (Democratic Services Assistant)

63. 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. The Sub-Committee noted the Council's Protocol for Webcasting of Council and Other Meetings.

64. WELCOME AND INTRODUCTION

The Chairman welcomed members of the public to the meeting and outlined the procedures and arrangements agreed by the Council, to enable persons to address the Sub-Committee in relation to the determination of applications for planning permission.

65. APOLOGY FROM NAZEING PARISH COUNCIL

The Chairman read out a letter received from Chris Shorter, Chairman of Nazeing Planning Committee, offering their apologies to Officers and Members for an incident that occurred at the Planning Committee on 21 March 2012.

66. MINUTES

RESOLVED:

That the minutes of the meeting of the Sub-Committee held on 21 March 2012 be taken as read and signed by the Chairman as a correct record.

67. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors J Wyatt and R Bassett declared a personal interest in the following item of the agenda by virtue of

being Deputy Representative of the Lee Valley Regional Park Authority. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0121/12 15 Elizabeth Close, Nazeing
- EPF/0166/12 Woodside Barn, Paynes Lane, Nazeing

(b) Pursuant to the Council's Code of Member Conduct, Councillors M Sartin and S Stavrou declared a personal interest in the following item of the agenda by virtue of being a representative of the Lee Valley Regional Park Authority. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0121/12 15 Elizabeth Close, Nazeing
- EPF/0166/12 Woodside Barn, Paynes Lane, Nazeing

(c) Pursuant to the Council's Code of Member Conduct, Councillor E Webster declared a personal interest in the following item of the agenda by virtue of being a representative of the Lee Valley Regional Park Authority for ECC. The Councillor had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0121/12 15 Elizabeth Close, Nazeing
- EPF/0166/12 Woodside Barn, Paynes Lane, Nazeing

(d) Pursuant to the Council's Code of Member Conduct, Councillor Y Knight declared a personal interest in the following item of the agenda by virtue of being an employee of the Lee Valley Regional Park Authority. The Councillor had determined that her interest was not prejudicial and she would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0121/12 15 Elizabeth Close, Nazeing
- EPF/0166/12 Woodside Barn, Paynes Lane, Nazeing

(e) Pursuant to the Council's Code of Member Conduct, Councillors J Wyatt, J Lea, E Webster and A Mitchell declared a personal interest in the following item of the agenda by virtue of being a Member of Waltham Abbey Town Council. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0125/12 110 Brooker Road, Waltham Abbey

(f) Pursuant to the Council's Code of Member Conduct, Councillors S Stavrou, A Watts and R Gadsby declared a personal interest in the following item of the agenda by virtue of being a Member of Waltham Abbey Town Council and Planning Committee. The Councillors had determined that their interest was not prejudicial and they would stay in the meeting for the consideration of the application and voting thereon:

- EPF/0125/12 110 Brooker Road, Waltham Abbey

68. ANY OTHER BUSINESS

It was reported that there was no urgent business for consideration at the meeting.

69. DEVELOPMENT CONTROL

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

RESOLVED:

That, Planning applications numbered 1 – 3 be determined as set out in the annex to these minutes.

70. DELEGATED DECISIONS

The Sub-Committee noted that details of planning applications determined by the Head of Planning Economic Development under delegated authority since the last meeting had been circulated to all members and were available for inspection at the Civic Offices.

CHAIRMAN

This page is intentionally left blank

Report Item No: 1

APPLICATION No:	EPF/0121/12
SITE ADDRESS:	15 Elizabeth Close Nazeing Essex EN9 2HF
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Retention of detached outbuilding, garage and games room.
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=534447

CONDITIONS

- 1 The development hereby approved shall only be used for the garaging of vehicles, storage and as a games room (as shown on submitted plan no 2174-A2-01) and shall not be used for ancillary accommodation or occupied as a residential unit separately from the dwelling known as No15 Elizabeth Close.
- 2 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes E and F shall be undertaken without the prior written permission of the Local Planning Authority.

Report Item No: 2

APPLICATION No:	EPF/0125/12
SITE ADDRESS:	110 Brooker Road Waltham Abbey Essex EN9 1JH
PARISH:	Waltham Abbey
WARD:	Waltham Abbey South West
DESCRIPTION OF PROPOSAL:	Change of use on ground and first floor to D1 College/Community Centre.
DECISION:	Deferred

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=534467

Members deferred this item for further information to be sought and to allow a site visit to take place

Report Item No: 3

APPLICATION No:	EPF/0166/12
SITE ADDRESS:	Woodside Barn Paynes Lane Nazeing Essex EN9 2EY
PARISH:	Nazeing
WARD:	Lower Nazeing
DESCRIPTION OF PROPOSAL:	Change of use from a single dwelling to three self contained dwellings with minor external alterations.
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=534667

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 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any other order revoking, further amending or re-enacting that order) no development generally permitted by virtue of Part 1, Classes A, B, C, D, E and F or Part 2 Class A shall be undertaken without the prior written permission of the Local Planning Authority.
- 3 The dwelling shall be completed in accordance with the approved plans and the approved garaging and storage areas shall thereafter be retained for that purpose and shall at no time be converted to habitable floorspace.

This page is intentionally left blank