

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: District Development Control **Date:** 30 January 2013
Committee

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 9.13 pm
High Street, Epping

Members Present: B Sandler (Chairman), A Boyce (Vice-Chairman), C Finn, Mrs S Jones, J Knapman, Ms Y Knight, J Markham, R Morgan, J Philip, Mrs C Pond, Mrs P Smith, D Stallan, Ms S Watson and J M Whitehouse

Other

Councillors: K Avey, B Rolfe, G Waller and C Whitbread

Apologies: J Hart and J Wyatt

Officers Present: N Richardson (Assistant Director (Development Control)), S G Hill (Senior Democratic Services Officer) and G J Woodhall (Democratic Services Officer)

25. WEBCASTING INTRODUCTION

The Assistant to the Chief Executive reminded everyone present that the meeting would be broadcast live to the Internet, and that the Council had adopted a protocol for the webcasting of its meetings.

26. SUBSTITUTE MEMBERS (COUNCIL MINUTE 39 - 23.7.02)

The Committee noted that Councillor D Stallan was present as a substitute member for Councillor James Hart.

27. DECLARATIONS OF INTEREST

No declarations of interest were made pursuant to the Councillor Code of Conduct.

28. MINUTES

Resolved:

That the minutes of the meeting held on 3 October be taken as read and signed by the Chairman as a correct record.

29. ANY OTHER BUSINESS

It was noted that there were no further items of urgent business to transact at the meeting.

30. PLANNING APPLICATION EPF/0817/12 FOR REPLACEMENT CLUB HOUSE AND ASSOCIATED DEVELOPMENT AND OUTLINE APPLICATION FOR 8 SEMI DETACHED HOUSES DEVELOPMENT, AT UPPER CLAPTON FOOTBALL CLUB, UPLAND ROAD, THORNWOOD

The Committee considered an application for a replacement club house and associated enabling development at Upper Clapton Football Club in Thornwood. The application had been referred to the Committee by Area Plans Subcommittee at their meeting on 24 October 2012.

The site lay within the Metropolitan Green Belt and the Committee were asked to consider whether the provision of housing on the site to fund the proposed new facilities amounted to very special circumstances to outweigh the harm to the green belt.

Since the meeting of the Planning Subcommittee the applicant had provided financial information to support the number of housing units proposed and alternative outline plans showing a new indicative layout of 8 semi-detached properties with parking to the front of the houses rather than the rear. Revised plans were shown to the Committee.

The Committee also noted the proposed Section 106 agreement which would enable the proceeds from the sale of the enabling development site to be held by the Council and utilised only for the provision of the sporting facilities.

The Committee heard from the applicants agent.

The Committee were of the view that the club had demonstrated its community work in the area particularly with local schools and therefore was an asset to the local community. The proposed enabling development was immediately adjacent other houses and was on the site of the existing hard standing parking area. The proposals would provide additional off street car parking and regulate the hours of use of the clubhouse.

The Committee asked for details of the proposed floodlighting to be subject to careful consideration by officers and asked that the Parish Council and Local Ward members be consulted, when those details were submitted. Additionally officers were asked to condition the revised layout of parking, house gapping and amenity space proposed for the residential element.

The Committee were of the view that given the above factors, the application should be granted.

Resolved:

That Planning Application EPF/0817/12 at Upper Clapton Football Club be granted subject to:

- (i) a legal agreement to secure that all proceeds from the sale of the land for residential purposes are held by the Council and utilised only for the provision of the facilities set out in the application; and
- (ii) to the planning conditions set out in Appendix 1 to these minutes.

31. PLANNING APPLICATION EPF/0457/12 – COPPICE FARM, COPPICE ROW, THEYDON BOIS – DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF SINGLE DWELLING, INCLUDING CHANGE OF USE PART OF SITE TO RESIDENTIAL GARDEN.

The Committee considered an application referred to it from Area Plans Subcommittee East at its meeting on 24 October 2012. The application sought the demolition of existing buildings and the erection of a single dwelling at Coppice Farm, Coppice Row, Theydon Bois. The application also sought the change of use of part of the site to residential garden. The application had been referred with a recommendation that permission be granted.

The Committee's attention was drawn to letters of representation from London Green Belt Council, Theydon Bois & District Rural Preservation Society and a resident of Hemnall Street, Epping. The Committee also heard from a local resident, the Parish Council and the Applicants Agent.

The Committee considered that the harm to the Metropolitan Green Belt resulting from the proposed development was not outweighed by the very special circumstances being forwarded as part of this application and determined that the application should be refused.

The Committee agreed that the Council had acted positively and proactively in assessing this application, however, the principle of a new house in the Green Belt was unacceptable and therefore there was no feasible way forward through the re-submission of a revised planning application.

Resolved:

That planning application EPF/0457/12 at Coppice Farm, Coppice Row, Theydon Bois be refused for the following reason:

(1) The proposed dwelling and change of use to residential garden represents inappropriate development in the Metropolitan Green Belt. It will fail to preserve the openness of the Green Belt and there are no very special circumstances that clearly outweigh this harm. It is therefore contrary to Policy GB2A of the Adopted Local Plan and Alterations and the National Planning Policy Framework.

32. PLANNING APPLICATION EPF/2361/09 – REDEVELOPMENT OF LAND FORMERLY IN USE AS A GARDEN CENTRE AT 212 MANOR ROAD, CHIGWELL TO PROVIDE 21 FLATS 80% OF WHICH WILL BE AFFORDABLE HOUSING. (REVISED APPLICATION)

The Committee considered and approved a request by the developer of the former Jennykings Garden Centre to vary the existing legal agreement on the site by the deletion of a clause preventing construction of the buildings exceeding one metre in height until a site access road had been constructed. Members noted that there were other clauses within the agreement preventing occupation of the buildings until after the completion of the access road.

Resolved:

That the Committee approve a variation of the existing Section 106 Agreement attached to planning permission EPF/2361/09, by deletion of Clause 5.51 of the agreement.

CHAIRMAN