

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee B **Date:** 31 May 2006

Place: Civic Offices, High Street, Epping **Time:** 7.30 - 9.45 pm

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

Other Councillors: R Morgan

Apologies: J M Whitehouse

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

1. 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.

2. MINUTES

RESOLVED:

That the minutes of the meeting held on 5 April 2006 be taken as read and signed by the Chairman as a correct record.

3. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs S Perry and C Whitbread declared a personal interest in the following items of the agenda, by virtue of being members 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/0630/06 – The Pump House, 9 Maltings Lane, Epping;
- EPF/0980/05 – 66/66a Bower Hill, Epping;
- EPF/0182/06 – Land adj Treetops Care Home, Station Road, Epping;
- EPF/0426/06 – 24 Vicarage Road, Coopersale, Epping; and
- EPF/0543/06 – 36 The Orchards, Epping.

(b) Pursuant to the Council's Code of Member Conduct, Councillors M Colling, Mrs S Perry and D Stallan declared a personal interest in the following item of the

agenda, by virtue of having attended a public meeting regarding the application but had expressed no opinion at the public meeting. 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/0980/05 – 66/66a Bower Hill, Epping.

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

- EPF/0980/05 – 66/66a Bower Hill, Epping;
- EPF/0401/06 – 64 Morgan Crescent, Theydon Bois.

(d) Pursuant to the Council's Code of Member Conduct, Councillor S Metcalfe declared a personal interest in the following item of the agenda, by virtue of being a member of the Abridge Youth Partnership of which the applicant was also a member. The Councillor had determined that his interest was prejudicial and would leave the meeting for the consideration of the application and voting thereon:

- EPF/0145/06 – Abridge Village Hall, Ongar Road, Abridge.

(e) 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/0268/06 – Leader Lodge, Epping Road, North Weald.

(f) 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 the Housing Portfolio Holder, and in effect 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/0268/06 – Leader Lodge, Epping Road, North Weald.

4. ANY OTHER BUSINESS

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

5. PROBITY IN PLANNING - APPEAL DECISIONS, OCTOBER 2005 TO MARCH 2006.

The Head of Planning Services presented the bi-annual Planning Appeals report and highlighted that there had been two appeal decisions allowed by the Inspector following the Sub-Committee's decision to refuse permission, contrary to the Planning Officer's recommendation. The Sub-Committee were further informed that the Council's performance for the period had exceeded the Best Value Performance Indicator as well as the national average. The Sub-Committee congratulated the

Planning Officers for their efforts in ensuring that only 24% of the Council's decisions had been overturned during the period.

RESOLVED:

That the Planning Appeal Decisions for the period October 2005 to March 2006 be noted.

6. DEVELOPMENT CONTROL

The Sub-Committee considered a schedule of applications for planning permission. Councillor Mrs J Whitehouse departed the meeting at 8.35pm following consideration of the fifth planning application.

RESOLVED:

That the planning applications numbered 1 – 10 be determined as set out in the attached schedule to these minutes.

7. 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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Minute Item 6

Report Item No: 1

APPLICATION No:	EPF/0630/06
SITE ADDRESS:	The Pump House 9 Maltings Lane Epping Essex CM16
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	TPO 33/03: Bay Laurel: Fell.
DECISION:	GRANT

CONDITIONS:

- 1 A replacement tree or trees, of a number, species, size and in a position as agreed in writing by the Local Planning Authority, shall be planted within one month of the implementation of the felling hereby agreed, unless varied with the written agreement of the Local Planning Authority. If within a period of five years from the date of planting any replacement tree is removed, uprooted or destroyed, dies or becomes seriously damaged or defective another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Report Item No: 2

APPLICATION No:	EPF/0980/05
SITE ADDRESS:	66 & 66a Bower Hill Epping Essex CM16 7AW
PARISH:	Epping
APPLICANT:	
DESCRIPTION OF PROPOSAL:	Outline application for the demolition of existing properties and erection on 3 no. blocks containing a total of 14 flats and parking. (Siting and means of access to be determined)
DECISION:	REFUSED

The Committees attention was drawn to the receipt of 2 further letters of objection from nos. 66B and 67 Bower Hill.

REASONS:

- 1 The proposals represent overdevelopment of a prominent corner site on an approach into Epping from its rural surroundings, resulting in a scale and bulk of building out of character in the street scene and with the predominantly single-family dwellings surrounding and detrimental to the amenities of the nearby properties and of the neighbourhood generally. Thus the proposals are contrary to policies DBE1, DBE2 and DBE9 of the adopted Local Plan and policy BE1 of the adopted Structure Plan.

Report Item No: 3

APPLICATION No:	EPF/0182/06
SITE ADDRESS:	Land adj to Treetops Care Home Station Road Epping Essex
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Erection of 12 no. two bedroom and 1 no. three bedroom flats with 20 car parking spaces and extended parking for Treetops Nursing Home. (Revised application to EPF/1935/04 granted on appeal)
DECISION:	REFUSED

REASONS:

- 1 The proposals represent overdevelopment on the site resulting in a building overbearing in the street scene exacerbated by this increased width, depth and height of building now proposed and harmful to visual amenity. The scheme is thus contrary to policy DBE1 of the adopted Local Plan and policy BE1 of the adopted Structure Plan.

Report Item No: 4

APPLICATION No:	EPF/0426/06
SITE ADDRESS:	24 Vicarage Road Coopersale Epping
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Two storey side extension. (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 Details of the types and colours of the external finishes shall be submitted for approval by the Local Planning Authority in writing prior to the commencement of the development, and the development shall be implemented in accordance with such approved details.
- 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 work shall be carried out in full accordance with the arboricultural method statement of January 2006 submitted with the planning application.

Report Item No: 5

APPLICATION No:	EPF/0543/06
SITE ADDRESS:	36 The Orchards Epping
PARISH:	Epping
DESCRIPTION OF PROPOSAL:	Part single / part two storey rear extension. (Revised application)
DECISION:	GRANT

The Committees attention was drawn to a further letter from no. 32 The Orchards.

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: 6

APPLICATION No:	EPF/0145/06
SITE ADDRESS:	Abridge Village Hall Ongar Road Abridge Lambourne
PARISH:	Lambourne
DESCRIPTION OF PROPOSAL:	Erection of multi-use games area on Village Hall field, lower end. (Revised application)
DECISION:	REFUSED

In addition the applicant is to be advised of the commitment of the Council to help in seeking a solution to this location problem.

REASONS:

- 1 The proposed development would detract from the open character of the site and from the Metropolitan Green Belt it would therefore be contrary to policies GB2, GB7, LL1 and LL3 of the adopted Local Plan.
- 2 The application is not accompanied by a flood risk assessment. The site is located within the floodplain of the River Roding and is therefore at risk of flooding. The proposals are therefore contrary to policies U2 and U3 of the adopted Local Plan.

Report Item No: 7

APPLICATION No:	EPF/0521/06
SITE ADDRESS:	Former Police House 19 New Farm Drive Lambourne Romford Essex RM4 1BS
PARISH:	Lambourne
DESCRIPTION OF PROPOSAL:	Demolition of house and garage, and erection of four (two pairs of) semi-detached houses with garages.
DECISION:	REFUSED

REASONS:

- 1 The proposals represent overdevelopment of the site resulting in a cramped and overbearing relationship with the adjacent properties and in insufficient access and parking arrangements, contrary to policies DBE1, DBE2, T14 and T17 of the adopted Local Plan.

Report Item No: 8

APPLICATION No:	EPF/0268/06
SITE ADDRESS:	Leader Lodge Epping Road North Weald
PARISH:	North Weald
DESCRIPTION OF PROPOSAL:	Outline application for demolition of existing building and erection of new purpose built building for temporary use by homeless - ten self-contained units. (Design, external appearance and landscaping reserved for future consideration).
DECISION:	REFUSED

REASONS:

- 1 The proposals would result in a form of development out of character in this area of predominantly single-family dwellings and detrimental to the street scene contrary to policies DBE1 and DBE2 of the adopted Local Plan and policy BE1 of the adopted Structure Plan.
- 2 The proposals would result in an intensification of use out of character with the surrounding properties and likely to result in activity causing disturbance to the occupiers of adjacent properties contrary to policy DBE9 of the adopted Local Plan.

Report Item No: 9

APPLICATION No:	EPF/0401/06
SITE ADDRESS:	64 Morgan Crescent Theydon Bois Epping Essex CM16 7DX
PARISH:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Outline application for the erection of dwelling (revised application).
DECISION:	REFUSED

REASONS:

- 1 The proposals represent overdevelopment of a restricted site resulting in development on the intended boundary and appearing cramped in the street scene contrary to policies DBE1 and DBE2 of the adopted Local Plan and policy BE1 of the adopted Structure Plan.
- 2 Notwithstanding the sketch submitted, the proposals are likely to result in loss of light and loss of privacy to the occupiers of adjacent properties contrary to policy DBE9 of the adopted Local Plan.

Report Item No: 10

APPLICATION No:	EPF/0620/06
SITE ADDRESS:	Adjacent 55 Theydon Park Road Theydon Bois Epping Essex CM16 7LR
PARISH:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolition of garage and erection of new detached dwelling. (Revised application)
DECISION:	REFUSED

REASONS:

- 1 The proposed development would appear cramped on a plot of restricted width out of character with the surrounding development and contrary to policies DBE1 of the adopted Local Plan and policy BE1 of the adopted Local Plan.
- 2 The proposed development would result in an overbearing impact, loss of light and loss of outlook from no. 53A Theydon Park Road, by reason of the proposed siting and scale of the new dwelling. The proposals are thus contrary to policy DBE9 of the adopted Local Plan.