

EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES

Committee: Area Plans Subcommittee B **Date:** 13 December 2006

Place: Council Chamber, Civic Offices, **Time:** 7.30 - 8.10 pm
High Street, Epping

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

Other Councillors:

Apologies: A Green, C Whitbread, Mrs J H Whitehouse and J M Whitehouse

Officers Present: B Land (Assistant Head of Planning and Economic Development), G J Woodhall (Democratic Services Officer), A Hendry (Democratic Services Officer) and Z Folley (Democratic Services Assistant)

50. WEBCASTING

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.

51. 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.

52. MINUTES

RESOLVED:

That the minutes of the meeting held on 15 November 2006 be taken as read and signed by the Chairman as a correct record.

53. DECLARATIONS OF INTEREST

(a) Pursuant to the Council's Code of Member Conduct, Councillors Mrs A Grigg and D Stallan declared a personal interest in the following item of the agenda, by virtue of being a member of North Weald Parish Council. 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/1181/06 – Little Weald Hall, Rayley Lane, North Weald.

54. ANY OTHER BUSINESS

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

55. DEVELOPMENT CONTROL

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

RESOLVED:

That the planning applications numbered 1 – 2 be determined as set out in the attached schedule to these minutes.

56. 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

Report Item No: 1

APPLICATION No:	EPF/1181/06
SITE ADDRESS:	Little Weald Hall Rayley Lane North Weald Epping Essex CM16 6AR
PARISH:	North Weald Bassett
DESCRIPTION OF PROPOSAL:	Conversion of stables outbuilding to office use (B1).
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 to the new roof 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.

Report Item no.2

APPLICATION No:	EPF/1763/06
SITE ADDRESS:	Blunts Farm Coopersale Lane Theydon Bois Epping Essex CM16 7PE
PARISH:	Theydon Bois
DESCRIPTION OF PROPOSAL:	Demolition of existing house and construction of replacement dwelling, garage and swimming pool. (Revised application)
DECISION:	REFUSE

REASONS FOR REFUSAL

- 1 The site is within the Metropolitan Green Belt. The proposed works represent inappropriate development and are contrary to PPG2 and policies of the adopted Replacement Structure and Local Plan and Alterations, specifically GB15A unless the new building is no larger than the dwelling it replaces. In this case, the totality of the new building works on the site is materially larger than the building it replaces and would thus detract from the open character of the Green Belt.
- 2 The design and appearance of the proposed dwelling is inappropriate and unsympathetic to its rural setting, contrary to policies DBE1, DBE4 and LL2 of the adopted Local Plan and Alterations 2006 and policies CS2 & NR1 of the adopted Replacement Structure Plan 2001.