

## **EPPING FOREST DISTRICT COUNCIL COMMITTEE MINUTES**

**Committee:** Area Plans Subcommittee D                      **Date:** 29 November 2006

**Place:** Council Chamber, Civic Offices,                      **Time:** 7.30 - 9.37 pm  
High Street, Epping

**Members Present:** P McMillan (Chairman), Mrs D Borton (Vice-Chairman), Mrs P Brooks, J Demetriou, R D'Souza, Mrs R Gadsby, Mrs J Lea, Mrs M Sartin, Mrs P Smith, Ms S Stavrou and J Wyatt

**Other Councillors:** D Stallan

**Apologies:** D Spinks

**Officers Present:** A Hall (Head of Housing Services), S Solon (Principal Planning Officer) and A Hendry (Democratic Services Officer)

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#### **44. 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. He also informed those present, that this meeting was to be webcast live and would be capable of repeated viewing.

The Chairman announced that item 7(4) (EPF/1680/06 The Limes/ White Lodge, Sewardstone Road, Waltham Abbey) would be considered first, as the Head Of Housing Services, who was there to answer any questions on the Affordable Housing aspects of this application had to attend another meeting that evening.

He also announced that item 7(5) (EPF/1989/06, 2 Hollyfield Cottages, Hollyfield, Waltham Abbey) had been withdrawn from the agenda.

#### **45. MINUTES**

##### **RESOLVED:**

That the minutes of the meeting of the Sub-Committee held on 1 November 2006 be taken as read and signed by the Chairman as a correct record.

#### **46. DECLARATIONS OF INTEREST**

(a) Pursuant to the Council's Code of Member Conduct, Councillor Ms S-A Stavrou declared a personal interests in agenda items 7 (4) (EPF/1680/06 The Limes/ White Lodge, Sewardstone Road, Waltham Abbey) by virtue of being the ward councillor. The Councillor declared that her interest was not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(b) Pursuant to the Council's Code of Member Conduct, Councillor Mrs D Borton declared a personal interest in agenda items 7 (1) (EPF/1843/06 64 & 66 North Street, Nazeing) and 7(2) (EPF/1908/06 Land rear of Pecks Hill/ Maplecroft Lane, Pecks Hill, Nazeing) by virtue of being a member of Nazeing Parish Council. The Councillor declared that her interests were not prejudicial and indicated that she would remain in the meeting during the consideration and voting on the item.

(c) Pursuant to the Council's Code of Member Conduct, Councillor D Stallan declared a personal interest in agenda items 7 (4) (EPF/1680/06 The Limes/ White Lodge, Sewardstone Road, Waltham Abbey) by virtue of being the Portfolio Holder for Housing. The Councillor declared that his interests were not prejudicial and indicated that he would remain in the meeting during the consideration of the item.

#### **47. ANY OTHER BUSINESS**

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

#### **48. DEVELOPMENT CONTROL**

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

##### **RESOLVED:**

That, Planning applications numbered 1 – 5 be determined as set out in the annex to these minutes.

#### **49. PROBITY IN PLANNING - APPEAL DECISIONS, APRIL TO SEPTEMBER 2006**

The Principal Planning Officer presented a report advising of the results of all successful appeals, particularly those refused contrary to officer recommendations. The purpose was to inform the panel of the consequences of these decisions and advise on cases where an award of costs might be made against the Council. Over the six-month period between April and September 2006, the Council received 59 decisions on appeals, 54 planning and related appeals and 5 enforcement appeals. Of the 54 planning and related appeals, 13 were allowed (or part-allowed contrary to the Council's case) (24%) and none of the 5 enforcement appeals – a combined total of 22% of the Council's decisions being overturned.

Of those 13 appeals allowed, 5 were allowed following decisions by committee to refuse contrary to officer's recommendation. No awards of costs were made in this 6-month period against the Council, but the Council were successful in obtaining a partial award of costs when an appellant withdrew his enforcement appeal at a very late stage, relating to Magdalen Laver Hall.

##### **RESOLVED:**

That the Planning Appeals Decision for the period April to September 2006 be noted.

#### **50. 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**

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**Report Item No: 1**

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| <b>APPLICATION No:</b>          | EPF/1843/06   |
| <b>SITE ADDRESS:</b>            | 64 & 66 North Street<br>Nazeing<br>Essex<br>EN9 2NW   |
| <b>PARISH:</b>                  | Nazeing   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Amendments to RES/EPF/2321/04 for erection of a GP surgery with reduced no. of spaces for surgery car park from ten to eight. |
| <b>DECISION:</b>                | <b>REFUSE</b>   |

**REASON FOR REFUSAL:**

The proposed reduction in off-street car parking provision is likely to result in vehicles being parked on the Highway, leading to conflict and interference with the passage of through vehicles to the detriment of highway safety. Accordingly, the proposal is contrary to policy T7 of the Essex and Southend-on-Sea Structure plan adopted 2001 and policy ST4 of the Epping Forest District Local Plan Alterations adopted 2006.

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| <b>APPLICATION No:</b>          | EPF/1908/06   |
| <b>SITE ADDRESS:</b>            | Land rear of Pecks Hill/Maplecroft Lane<br>Peck's Hill<br>Nazeing<br>Waltham Abbey<br>Essex |
| <b>PARISH:</b>                  | Nazeing   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Erection of two loose boxes for horse stabling. (Revised application)                       |
| <b>DECISION:</b>                | <b>GRANT</b>  |

**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 The stables hereby permitted shall only be used for the accommodation of 2 horses or ponies for private use by the owner of the stables and shall not be used in connection with any business use.

- 3 Prior to commencement of the development hereby permitted, adequate provision for drainage shall be provided in accordance with details previously submitted to and approved by the Local Planning Authority. Such details shall include details of the design and location of manure stores. The approved drainage details shall be retained unless otherwise agreed in writing by the Local Planning Authority.
- 4 The development shall not be commenced until details of the means of access to the development from Maplecroft Lane has been submitted to and approved in writing by the Local Planning Authority. The building shall not be used until the approved details have been implemented. The details of the access including its surface shall not vary from the details approved unless otherwise agreed in writing by the Local Planning Authority.
- 5 The building hereby approved shall not be used for keeping animals until details of a walled manure store have been submitted to and approved in writing by the Local Planning Authority and the approved store constructed. Manure shall not be stored on the land other than in the approved manure store. The approved manure store shall be retained on the land unless otherwise agreed in writing by the Local Planning Authority.
- 6 Notwithstanding the details submitted, the development shall not be commenced until details of the siting of the stables and materials of the access way and car park/turning area have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such details and thereafter be permanently retained as such unless otherwise agreed in writing by the Local Planning Authority

**Report Item No: 3**

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| <b>APPLICATION No:</b>          | EPF/1451/06   |
| <b>SITE ADDRESS:</b>            | Tower Nursery<br>Netherhall Road<br>Roydon<br>Essex<br>CM19 5JP           |
| <b>PARISH:</b>                  | Roydon  |
| <b>DESCRIPTION OF PROPOSAL:</b> | Extension to existing glasshouses.  |
| <b>RECOMMENDED DECISION:</b>    | <b>GRANT (subject to the prior completion of a section 106 agreement)</b> |

**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 A flood risk assessment shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using Windes or other similar programme. The approved measures shall be undertaken prior to the commencement of the development hereby approved and shall be adequately maintained.
- 3 The development shall be carried out in accordance with the amended plans received on 27/10/2006 unless otherwise agreed in writing with the Local Planning Authority.

INFORMATIVE: The building should be removed when no longer required and the land restored to its former condition in accordance with policy E13C of the Adopted Local Plan Alterations adopted 2006.

**It is further recommended** that this application is also subject to the prior completion of a **Section 106 Agreement** to secure landscaping on land owned by the Lee Valley Park Authority to the north of the access road and the landscaping on the application site to details and specifications to be set out in the Agreement.

**Report Item No: 4**

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| <b>APPLICATION No:</b>          | EPF/1680/06   |
| <b>SITE ADDRESS:</b>            | The Limes/White Lodge<br>Sewardstone Road<br>Waltham Abbey<br>Essex<br>E4 7SA   |
| <b>PARISH:</b>                  | Waltham Abbey   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Outline planning application for redevelopment of site to provide 119 dwellings, car parking, community use, shop, means of access and other works ancillary to the development.  |
| <b>DECISION:</b>                | <b>The application be referred to the District Development Control Committee with a recommendation that planning permission be granted subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990.</b> |

**Report Item No: 5**

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| <b>APPLICATION No:</b>          | EPF/1989/06   |
| <b>SITE ADDRESS:</b>            | 2 Holyfield Cottages,<br>Holyfield,<br>Waltham Abbey<br>EN9 2EL   |
| <b>PARISH:</b>                  | Waltham Abbey   |
| <b>DESCRIPTION OF PROPOSAL:</b> | Removal of dilapidated former chapel and construction of similar replacement building for ancillary living accommodation. (Revised application) |
| <b>DECISION:</b>                | <b>WITHDRAWN</b>  |